# Canterbury City Council Sustainability Appraisal of SHLAA Sites Rural (north) Worksheets

Blean, Broad Oak, Chislet, Dargate, Fordwich, Harbledown, Hersden, Highstead, Hoath, Rough Common, Sturry, Upper Harbledown, Upstreet, Westbere, Yorkletts

SHLAA	Reference	Company_Agent	Site Address	Street	Town
CIIIAA	_		Land to rear and		
SHLAA	2		including 63	Island Road	Upstreet
SHLAA	3	Amicus Horizon Group Ltd	land to rear and including 63	Island Road	Upstreet
			Land adj to Port		
SHLAA	6	CSDP Ltd	Farm	Island Road	Upstreet
SHLAA	7		Golden Hills Farm	Bushy Hill Road	Westbere
SHLAA	17	N/A	Tipper Cottage	Chitty Lane	Chislet
SHLAA	24		Kinderscout	Coombe Walk	Yorkletts
SHLAA	25		Kinderscout	Coombe Walk	Yorkletts
SHLAA	27		Land East of	Bredlands Lane	Westbere
SITEAUX	21		Land East of	brediands Lane	Westbere
SHLAA	29		Oastglen	Calcott Hill	Sturry
SHLAA	31	N/A	Maypole Village Farm	Maypole	Hoath
			Former colliery	south of A28, Island	
SHLAA	41	MHP Partnership	land	Road	Hersden
SHLAA	43	Francis and a state	The Orklands	Coombe Walk	Yorkletts
SHLAA	45	Future Look of the Workspace Ltd	Land at Milborough	Herne Bay Rd	Broad Oak
			Land Rear of Willowdene		
SHLAA	49	George Webb Finn	&Sedge	Herne Hill	Yorkletts

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	50	Howard Hutton & Assoc.	Land at	Staines Hill	Sturry
SHLAA	53	George Webb Finn	Yew Tree Farm	Blean Common	Blean
SHLAA	54	George Webb Finn	Land at	Chapel Lane	Broad Oak
SHLAA	55	George Webb Finn	Land at	Mayton Lane	Broad Oak
SHLAA	58	University of Kent	Site to the north of	Tyler Hill Rd	Blean
SHLAA	64	GDM Architects	Land at Adjacent Port Farm	Island Rd	Upstreet
SHLAA	72	Lee Evans Planning	Land at	Westbere Lane	Westbere
SHLAA	76	Lee Evans Planning	Land at	Bredlands Lane	Sturry
SHLAA	78	Lee Evans Planning	Land at 51	Rough Common Rd	Rough Common
SHLAA	81	Simon Beck Architects	Land at Westbere Lakes	Fordwich	Fordwich
SHLAA	82	Simon Beck Architects	Land west of	Shalloak Rd	Broad Oak
SHLAA	85	Simon Beck Architects	Hoades Wood and land at West	Babs Oak Hill	Sturry
SHLAA	88		8	Lovell Rd	Rough Common
SHLAA	96	DHA Planning	Spires Academy	Bredlands Lane	Sturry
SHLAA	97	Space Shuffle	The Stables Holly Cottage	Highstead Lane	Highstead
SHLAA	98	Space Shuffle	The Triangle	Highstead Lane	Highstead
SHLAA	99	Space Shuffle	Little Acre	Highstead Lane	Highstead
SHLAA	124	A Anderson & Son	East of A290 at	Pean Hill	Blean
SHLAA	127	Ian Barber & Associates Ltd	Land to rear of 75	Dargate Rd	Dargate
SHLAA	141	Hobbs Parker Property Consultants LLP	Land rear of 81-85	Sweechgate	Broad Oak

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	143	Hobbs Parker Property Consultants LLP		Sturry Hill Sweechgate	Broad Oak
SHLAA	146	Hobbs Parker Property Consultanta LLP	Site opposite Hoath Court	Church Rd	Hoath
SHLAA	148	Hillreed Developments	Land North of Hersden		Hersden
SHLAA	172		Land opposite Sweech Farm	Herne Bay Road	Broad Oak
SHLAA	173	Hobbs Parker	Land East of		Upper Harbledown
SHLAA	174	Hobbs Parker	Land adjoining Goose Farm	Shalloak Road	Broad Oak
SHLAA	177	BDB Design Partnership	land between	Sturry Hill A291 & Shalloak Road N of Railway	Sturry / Broad Oak
SHLAA	187	George Wilson Development Ltd	Hoplands Farm	Island Road	Hersden
SHLAA	188		30	Churchwood Close	Rough Common
SHLAA	200	BDB Design	Westbere Quarry	Island Road	Westbere
SHLAA	203	DHA Planning	Former Wyevale Garden Centre	London Road	Harbledown
SHLAA	204	Strutt & Parker	Land North of A28 at Upstreet		Upstreet
SHLAA	205	Strutt & Parker	Land at Grove Ferry Hill		Upstreet
SHLAA	207	Goddard Planning Consultancy	Land at Hoath Rd,		Sturry

## SUSTAINABILITY APPRAISAL SHLAA002: Land to the rear and including 63 Island Road, Upstreet

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
1. em	Economy and Employment To acl ployment opportunities to everyo	hieve a strong and stable economy which one	offers rewarding and well located
•	Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
•		1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
•		1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.4 Will it help diversify the economy?	Uncertain
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
		1.7 Will it promote sustainable tourism?	Uncertain
		1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: There are	drains on the edge of the site
4. 7	Fransport Reduce road traffic and	its impacts, promoting more sustainable i	modes of transport
•	pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring- road	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
		4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
		4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
		4.5 Will it reduce the need to travel?	Uncertain
		Discussion and Assumptions: The site is there are few other services nearby [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative  [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Uncertain  [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Direct lan against village edge and height and design	

Su: Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
	(SSSI). 10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score
•	49 Local Wildlife Sites		iminor negativei].
		6.2 Will it minimise habitat fragmentation?	Uncertain
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: Although terms of biodiversity, boundary planting screening benefits.	site not particularly sensitive in will have biodiversity and
7. Climate Change, Energy and Air Cquality and promote energy efficience	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,	o reduce the risk of flooding and coastal e	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
<ul> <li>recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	No Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	sing available and affordable to everyone	
149,100 (2009)	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>		[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
Life expectancy for females in	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	al Land Classification: Grade 2
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
,	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	I
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA003: Land to rear and including 63 Island Road, Upstreet

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: There are	drains on the edge of the site
4. 7	Fransport Reduce road traffic and	its impacts, promoting more sustainable i	modes of transport
•	pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring- road	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
		4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
		4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
		4.5 Will it reduce the need to travel?	Uncertain
		Discussion and Assumptions: The site is there are few other services nearby [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative  [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Uncertain  [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Direct lan against village edge and height and design	

Su: Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
	(SSSI). 10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score
•	49 Local Wildlife Sites		iminor negativei].
		6.2 Will it minimise habitat fragmentation?	Uncertain
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: Although terms of biodiversity, boundary planting screening benefits.	site not particularly sensitive in will have biodiversity and
7. Climate Change, Energy and Air Cquality and promote energy efficience	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,	o reduce the risk of flooding and coastal e	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
<ul> <li>recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	No Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	sing available and affordable to everyone	
149,100 (2009)	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>		[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultural Land Classification: Grade 2	
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
,	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	I
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA006: Land adj. to Port Farm, Island Road, Upstreet

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To aclemployment opportunities to everyone	hieve a strong and stable economy which cone	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.     73.9% of people of working age within Canterbury district were economically active (2011)     Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions:	
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly
nine "A" and "B" roads that converge on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	negative]  Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The site is site is on a frequent bus route.  [Make a particular reference to any particul such as bus links.]	

Key questions/guidance	Sustainability Impacts
nment To protect and improve landscapes for sets (including built and historic)	or both people and wildlife and to
5.1 Will it improve access to the countryside and open space?	Uncertain
5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative  [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
Discussion and Assumptions: The Wants than 1km to the north and east. There are Farm, The Granary and The Barn) just be	e a group of listed buildings (port
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?  5.3 Will it protect and enhance Green Infrastructure throughout the district?  5.4 Will it improve access to urban open space?  5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?  5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?  5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?  Discussion and Assumptions: The Wants than 1 km to the north and east. There are

Su: Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6			
6. (	seology and Blodiversity 10 avoi	d damage to geological sites and improve	blodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
	(SSSI).		score minor negative. If it is advised that there is 'likely' to be
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: Potential f Stodmarsh SSSI, SPA and Ramsar site is	for protected species on the site. s located 270m to the south.
7. Climate Change, Energy and Air Q quality and promote energy efficienc	Ruality To reduce the causes and impacts or	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.	7.1 Will it reduce vulnerability to climate change?  7.2 Will it reduce or minimise greenhouse gas emissions?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]  Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	,
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
,		L

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>		
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>		[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
Discussion and Assumptions		al Land Classification: Grade 2
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
	or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA007: Golden Hills Farm, Bushy Hill Road, Westbere

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
1. l	Economy and Employment To acl	nieve a strong and stable economy which one	offers rewarding and well located
•	Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
•		1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
•		1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.4 Will it help diversify the economy?	Uncertain
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
		1.7 Will it promote sustainable tourism?	Uncertain
		1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Assumed less than 100 dwellings.	
	Take account of existing uses and loss o	f employment
2. Rural/Coastal Communities To su	ıstain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of	Minor Positive
	rural/coastal businesses?	[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by	Minor Positive
	stimulating demand?	[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and imp	rove the quality of inland and coastal water	s
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	3.3 Will it protect and improve ground and surface water quality?	Uncertain
	Discussion and Assumptions: The site is associated with Stodmarsh, an internation Runoff from this site could potentially havetland.	onally important wetland site.
I. Transport Reduce road traffic and	lits impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100
	4.2 Will it improve transport of goods/people by	units score as significantly negative]  Uncertain
	more sustainable means?  4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a burroute or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the othe local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	iscussion and Assumptions: The site is not close to local services. The te is on a frequent bus route.  Make a particular reference to any particular known transport improvements, uch as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes fo	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative  [PDL sites will be positive and greenfield sites will be negative.  Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Minor Negative [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Although I Stodmarsh is a prominant landscape feat immediately west of the site, indeed the vincluded in the Conservation Area.	ure. There is a conservation area

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. 0	Geology and Biodiversity To avoid	d damage to geological sites and improve l	piodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score
•	49 Local Wildlife Sites		'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant Negative Impact
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as	Uncertain
		part of the development process?	[Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: Stodmars site is located to the south.	h SSSI, SPA, SAC and Ramsar
7. Climate Change, Energy and Air Q quality and promote energy efficience	quality To reduce the causes and impacts or	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.  Water resources in the area are also	7.5 Will it increase efficiency in the use of energy?	Uncertain
likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury  City Centre in respect of exceedences of the annual mean nitrogen dioxide	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
(NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal en the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
at risk of flooding particularly areas		
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
	Discussion and Assumptions:		
9. Access to Services Share access everyone	to services and benefits of prosperity fairl	y and improve wellbeing of	
<ul> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]	
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]	
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain	
currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m	
<ul> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>		walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]	
26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions:	1 - 7	
<ul> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>			
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living	
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain	
Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact	
Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]	
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	sing available and affordable to everyone  12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
offences in Canterbury recorded by the police for violence against a person was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.  Life expectancy for females in	13.2 Will it reduce the fear of crime?	Uncertain	
	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain	
	13.4 Will it promote healthy lifestyles?	Uncertain	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:		
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative	
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative	
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative	
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative	
	developed land.	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact	
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: Agricultural Land Classification: 0		
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of	
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
•		1	

15.2 Will it promote the use of local resources?

15.4 Will it increase efficiency in the use of raw materials and promote recycling?

15.3 Will it reduce minerals extracted and imported?

Uncertain

Uncertain

Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg     of household waste per household,     15 20/2 of which was accorded to the control of the contro	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA017: Tipper Cottage, Chitty Lane, Chislet

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts				
Economy and Employment To aclemployment opportunities to everyone	Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone					
<ul> <li>The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain				
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.				
	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
	1.4 Will it help diversify the economy?	Uncertain				
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain				
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain				
	1.7 Will it promote sustainable tourism?	Uncertain				
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	No Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]				

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Ta loss of employment	ke account of existing uses and
2. Rural/Coastal Communities To	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		Minor Negative  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The site is and the associated local wildlife site desi	
4. Transport Reduce road traffic and	its impacts, promoting more sustainable r	nodes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.2 Will it improve transport of goods/people by more sustainable means?  4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative  [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]  Uncertain  Minor Negative  [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The site is [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Minor Negative [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Site forms House	part of the setting of Tippers

Su: Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
о. (	Seology and Biodiversity 10 avoi	d damage to geological sites and improve	blodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	(SSSI).  10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
•	49 Local Wildlife Sites		minor nogativo j.
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: The site is	s adjacent to a Local Wildlife Site
7. Climate Change, Energy and Air C quality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	Significant Negative Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases     One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.      Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions:	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Significant Negative Impact [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.     Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
<ul> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustain	nability To encourage sustainable design an	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	positive. Sites above 100 units
	meet residents' needs and aspiration and create	positive. Sites above 100 units score as significant positive]
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	positive. Sites above 100 units score as significant positive]  Uncertain
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable
13. Quality of Life To improve the q	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain
<ul> <li>13. Quality of Life To improve the q</li> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the</li> </ul>	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.  Life expectancy for females in	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultural Land Classification: Grade 4	
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	I
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA024: Kinderscout, Coombe Walk, Yorkletts

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
Wales average and notably below the South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively). In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions: e  I its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
Off the City)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: The site is [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Enviror protect and maintain vulnerable ass	iment To protect and improve landscapes feets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Special La 1km of the site: The Seasalter Marshes to east.	

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6.	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?  6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The site is The Swale SSSI, SPA and Ramsar site is	close to Ellenden Wood SSSI. located to the North.
Climate Change, Energy and Air ( ality and promote energy efficien	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury  City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scores positive]
Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	Discussion and Assumptions:	
Flood Risk and Coastal Erosion T	o reduce the risk of flooding and coastal e	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed	To reduce the risk of flooding and coastal est the economy and the environment  8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between	8.1 Will it help to minimise the risk of flooding to	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.1 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable  Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
	Wincheap have LSOAS in the 20% most deprived in England		located in identified disadvantaged ward. Significant if site > 100 units
	37 primary schools, seventeen secondary schools, two pupil referral units and two special schools		
	5,665 secondary places for years 7-11 will be required by 2012 and 5,078	9.2 Will it increase economic activity?	No Impact
	places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of		[Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
	secondary students (from neighbouring districts).	O O MCIII ii i aanaa aanaa aa aa ah ii laasa ah aa ah ii aa ah aa ah ii aa ah aa ah aa ah aa ah aa ah aa ah aa	
	Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
	currently undersubscribed.	9.4 Will it help to provide more equal access to	No Impact
	Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both	opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	[Score significant positive if proposed site is within 800m walking distance of primary schoo convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	have campuses in Canterbury. 26.6% of the population have NVQ	Discussion and Assumptions: The site is	within Spacalter Ward but is
	level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	some distance from the communities of	concern
	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
0.	Sustainable Living and Revitalisa	ation To revitalise town and rural centres a	and to promote sustainable living
	The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Minor Negative
	Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of	Minor Negative
		shops or services within town centre?	[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Daseille Illormation	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of	12.1 Will it encourage more access to affordable	Minor Positive
<ul> <li>149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?	Not applicable
	12.6 Will it reduce the level of homelessness in the District?	Uncertain
	Discussion and Assumptions:	
13. Quality of Life To improve the	quality of life for those living and working in	the District
	quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	the District  Uncertain
	13.1 Will it reduce actual levels of crime?	
For 2010/11, the number of notifiable offences in Canterbury recorded by the content of the	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	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units,
		score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative
		[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultura	al Land Classification: Grade 4
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain

Sustainability C Baseline Inform		Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions:	
16. Waste To re	educe generation and	disposal of waste, and achieve sustainabl	e management of waste
	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes 55,834 of hou	s of municipal waste and sehold waste.	16.2 Will it encourage the recycling of waste?	Uncertain
of household	sidents produced 479kg waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
or composted	th was recycled, reused	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Canterbury dis Canterbury, 1	cycling sites across strict. Of these 27 are in 6 in Whitstable, 8 in th the remaining 12 in the d the district.	Discussion and Assumptions:	1
recycling cent district; the Ca	s two household waste res within Canterbury anterbury Recycling e Herne Bay Household ing Centre.		

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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL

SHLAA025: Kinderscout, Coombe Walk, Yorkletts

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
1. E em	conomy and Employment To ach ployment opportunities to everyc	nieve a strong and stable economy which one	offers rewarding and well located
•	The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
•	South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
•	In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.4 Will it help diversify the economy?	Uncertain
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
		1.7 Will it promote sustainable tourism?	Uncertain
		1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions: e  I its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
Off the City)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: The site is [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Enviror protect and maintain vulnerable ass	iment To protect and improve landscapes feets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Special La 1km of the site: The Seasalter Marshes to east.	

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6.	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?  6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The site is The Swale SSSI, SPA and Ramsar site is	close to Ellenden Wood SSSI. located to the North.
Climate Change, Energy and Air ( ality and promote energy efficien	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury  City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scores positive]
Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	Discussion and Assumptions:	
Flood Risk and Coastal Erosion T	o reduce the risk of flooding and coastal e	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed	To reduce the risk of flooding and coastal est the economy and the environment  8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between	8.1 Will it help to minimise the risk of flooding to	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.1 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable  Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
	Wincheap have LSOAS in the 20% most deprived in England 37 primary schools, seventeen secondary schools, two pupil referral units and two special schools		located in identified disadvantaged ward. Significant if site > 100 units
	5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017 Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	No Impact
			[Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
		O O MCIII ii i i i i i i i i i i i i i i i i	
	Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
	currently undersubscribed.	9.4 Will it help to provide more equal access to	No Impact
	Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both	opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	[Score significant positive if proposed site is within 800m walking distance of primary schoo convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
	have campuses in Canterbury. 26.6% of the population have NVQ	Discussion and Assumptions: The site is	within Spacaltor Ward but is
	level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions: The site is within Seasalter Ward, but is some distance from the communities of concern	
	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower han as the South East (8.5%) and Great Britain as a whole (11.3%).		
0.	Sustainable Living and Revitalisa	ation To revitalise town and rural centres a	and to promote sustainable living
•	The closest A&E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
		10.2 Will it encourage more people to live in town centres?	Minor Negative
	Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of	Minor Negative
		shops or services within town centre?	[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km

Sustain	ability Objectives and e Information	Key questions/guidance	Sustainability Impacts
Baseiiii	e illiorillation	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
		10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
		Discussion and Assumptions:	
11. High	n Quality Design and Sustain	ability To encourage sustainable design ar	nd practice
Material a	terial assets, Landscape, Cultural itage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
		11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
		11.3 Will it affect light and noise pollution?	Uncertain
		Discussion and Assumptions:	
12. Hou	sing To make suitable housi	ng available and affordable to everyone	
• Can	terbury had a population of	12.1 Will it encourage more access to affordable	Minor Positive
149, • 64,0 • Aver	149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
		12.2 Will it encourage access to decent housing?	Minor Positive
			[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
		12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
		12.4 Will it reduce the number of unfit and empty homes?	Not applicable
		12.5 Will it reduce the number of empty homes?	Not applicable
		12.6 Will it reduce the level of homelessness in the District?	Uncertain
		Discussion and Assumptions:	
13. Qua	lity of Life To improve the qu	ality of life for those living and working in	the District
• For 2	For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.1 Will it reduce actual levels of crime?	Uncertain
offer		13.2 Will it reduce the fear of crime?	Uncertain
		13.3 Will it reduce death rates and negative health	Uncertain
theft		impacts in key vulnerable groups?	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:		
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive.	
		Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative	
		[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative	
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: Agricultural Land Classification: Grade 4		
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of	
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
	15.2 Will it promote the use of local resources?	Uncertain	
	15.3 Will it reduce minerals extracted and imported?	Uncertain	
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain	
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain	
	15.6 Will it protect water resources?	Uncertain	

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts	
		Discussion and Assumptions:		
16. Waste To re	16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste			
	interbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain	
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain		
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain		
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain	
Canterbury dis Canterbury, 1	cycling sites across strict. Of these 27 are in 6 in Whitstable, 8 in th the remaining 12 in the d the district.	Discussion and Assumptions:	1	
recycling cent district; the Ca	s two household waste res within Canterbury anterbury Recycling e Herne Bay Household ing Centre.			

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## SUSTAINABILITY APPRAISAL SHLAA027: Land East of Bredlands Lane, Westbere

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone					
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain			
South East.     73.9% of people of working age within Canterbury district were economically active (2011)     Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  I its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: The site is [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Env protect and maintain vulnerable	ironment To protect and improve landscapes f assets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbe and St Martin's Church are UNESC World Heritage site.	7   0.1 Will it improve access to the country side and	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally importate buildings, 94 conservation areas, 55 Scheduled Ancient Monuments and historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total 185, (1.08%), are grade 1, or grade</li> </ul>	designated and non-designated landscape features?	No Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 schedumonuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council		Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Locally lis Farm) on the adjacent site. Bredlands Fa further to the south east.	

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?      6.5 Will it avoid damage to and protect geologically important sites?	Not applicable  No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: There is particular the site	potential for protected species or
7. Climate Change, Energy and Air quality and promote energy efficie	Quality To reduce the causes and impacts on	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however,	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scoas positive]
Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average	Discussion and Assumptions:	
domestic consumption within the South East of 4,725 KWh.  S. Flood Risk and Coastal Erosion letrimental to the public well-being	To reduce the risk of flooding and coastal e	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area whe score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury itself.	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	
. Access to Services Share access	s to services and benefits of prosperity fair	y and improve wellbeing of

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Wincheap have LSOAS in the 20% most deprived in England  37 primary schools, seventeen secondary schools, two pupil referral units and two special schools		located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
districts).  • Some schools such as Herne Bay high	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
school over subscribed and others currently undersubscribed.  • Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  • Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the</li> </ul>	Discussion and Assumptions:	
working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty	Not applicable
	homes?	1νοι αρριισασίο
	homes?  12.5 Will it reduce the number of empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Not applicable
13. Quality of Life To improve the	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable Uncertain
<ul><li>13. Quality of Life To improve the</li><li>For 2010/11, the number of notifiable</li></ul>	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Not applicable Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Not applicable  Uncertain  the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?  13.2 Will it reduce the fear of crime?	Not applicable  Uncertain  the District  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
		1 2
	Discussion and Assumptions: Agricultura	
	Discussion and Assumptions: Agricultural prudent use of natural resources and the	al Land Classification: Grade 2
15. Natural Resources To ensure the existing resources  Material Assets, Soil		al Land Classification: Grade 2
existing resources	e prudent use of natural resources and the	al Land Classification: Grade 2
existing resources	prudent use of natural resources and the 15.1 Will it minimise the demand for raw materials?	al Land Classification: Grade 2 sustainable management of Uncertain
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	al Land Classification: Grade 2 sustainable management of Uncertain Uncertain
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	al Land Classification: Grade 2 sustainable management of Uncertain Uncertain Uncertain
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	al Land Classification: Grade 2 sustainable management of  Uncertain  Uncertain  Uncertain  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts		
	Discussion and Assumptions:			
16. Waste To reduce generation and	16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste			
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain		
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain		
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain		
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain		
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>	Discussion and Assumptions:			
<ul> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>				

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## SUSTAINABILITY APPRAISAL SHLAA029: Oastglen, Calcott Hill, Sturry

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To accemployment opportunities to everyone	hieve a strong and stable economy which cone	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Loss of ar existing uses and loss of employment	n employment site Take account of
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	es
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay,
		Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by	Minor Positive
	stimulating demand?	[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions: loss of an	employment site
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: A stream feeding ponds to the east and later the V	
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury      Highway feet and as a result, Canterbury      Highway network is under acute pressure and as a result, Canterbury      Highway network is under acute pressure and as a result, Canterbury	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking
suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  • Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)		distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the oxy)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The site is [Make a particular reference to any particula such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes feets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	No Impact [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is	located within the SLA.

Su	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. 0	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

Sus Bas	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: Although biodiversity interest, the Sarre Penn and biodiversity feature	
'. (  Ua	Climate Change, Energy and Air Cality and promote energy efficienc	Quality To reduce the causes and impacts of	of climate change, improve air
	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain  [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then sco as positive]	
	Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	o reduce the risk of flooding and coastal e	rosion which would be
et	trimental to the public well-being,	the economy and the environment	
	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	itseit.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	<u>'</u>
	Access to Services Share access eryone	to services and benefits of prosperity fairl	y and improve wellbeing of

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England  • 37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	conditions in the most deprived areas?	[No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017      Canterbury is a net importer of secondary students (from neighbouring)	9.2 Will it increase economic activity?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
<ul> <li>districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.3 Will it improve access to skills and training for raising employment potential?  9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Uncertain  No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).      percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).	Discussion and Assumptions: T	
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	nd to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Baseline Info	y Objectives and	Key questions/guidance	Sustainability Impacts
Daseille IIIIO	i i i i i i i i i i i i i i i i i i i	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
		10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
		Discussion and Assumptions:	
11. High Qua	lity Design and Sustain	ability To encourage sustainable design ar	nd practice
Material assets, I heritage	Landscape, Cultural	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
		11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
		11.3 Will it affect light and noise pollution?	Uncertain
		Discussion and Assumptions:	
12. Housing	To make suitable housi	ng available and affordable to everyone	
Canterbury	had a population of	12.1 Will it encourage more access to affordable	Minor Positive
<ul><li>149,100 (20</li><li>64,070 units</li><li>Average an</li></ul>		housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
		12.2 Will it encourage access to decent housing?	Minor Positive
			[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
		12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
		12.4 Will it reduce the number of unfit and empty homes?	Not applicable
		12.5 Will it reduce the number of empty homes?	Not applicable
		12.6 Will it reduce the level of homelessness in the District?	Uncertain
		Discussion and Assumptions:	
13. Quality of	f Life To improve the զւ	uality of life for those living and working in	the District
• For 2010/1	1, the number of notifiable	13.1 Will it reduce actual levels of crime?	Uncertain
	For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	13.2 Will it reduce the fear of crime?	Uncertain
police for vi			
was 1,572. theft of a m	For robbery offences and otor vehicle, the number as 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sur	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Positive  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Positive [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Positive [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Positive [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultura agricultural	al Land Classification:Non-
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	the character of the countryside?	
	Discussion and Assumptions:	
16. Waste To reduce generation a	nd disposal of waste, and achieve sustainabl	e management of waste
In 2009/10 Canterbury produced     Canterbury pro	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	1
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA031: Maypole Village Farm, Maypole, Hoath

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts				
Economy and Employment To ac employment opportunities to every	Economy and Employment To achieve a strong and stable economy which offers rewarding and well located mployment opportunities to everyone					
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain				
<ul> <li>South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> </ul>	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.				
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
	1.4 Will it help diversify the economy?	Uncertain				
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain				
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain				
	1.7 Will it promote sustainable tourism?	Uncertain				
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]				

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4 Transport Reduce road traffic and	Discussion and Assumptions:  its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Significant Negative Impact [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?  4.3 Will it encourage walking, cycling and use of public transport?	Significant Negative Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: The site is [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for the contract of the	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Landscape Area and is located within the Conservation Area	

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?      6.5 Will it avoid damage to and protect geologically important sites?	Not applicable  No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

Su: Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: There are habitats on the site with potential for proview of the proximity to Blean Woods.	
	Climate Change, Energy and Air Cality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
•	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
•	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
•	Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
		Discussion and Assumptions:	
•	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. I det	Flood Risk and Coastal Erosion T trimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	1
9. /		to services and benefits of prosperity fairl	y and improve wellbeing of
	eryone		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England  37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	conditions in the most deprived areas?	[No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017      Canterbury is a net importer of secondary students (from neighbouring)	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
districts).  Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University	9.3 Will it improve access to skills and training for raising employment potential?  9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Uncertain  No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP
main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.  • 26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great	Discussion and Assumptions:	surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>		
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Margate and Ashrora. Kent and Canterbury Hospital does not have Accident and Emergency services.      Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Significant Positive Impact
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	Uncertain
	balanced communities?	
	· ·	Not applicable
	balanced communities?  12.4 Will it reduce the number of unfit and empty	Not applicable  Not applicable
	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	
	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Not applicable
13. Quality of Life To improve the	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable  Uncertain
	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Not applicable  Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Not applicable  Uncertain  the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?  13.2 Will it reduce the fear of crime?	Not applicable  Uncertain  the District  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: This site h	as Grade 2 agricultural land.
	Discussion and Assumptions: This site he prudent use of natural resources and the	
15. Natural Resources To ensure the existing resources  Material Assets, Soil	-	-
existing resources	e prudent use of natural resources and the	sustainable management of
existing resources	e prudent use of natural resources and the 15.1 Will it minimise the demand for raw materials?	sustainable management of  Uncertain
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	sustainable management of  Uncertain  Uncertain
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	Sustainable management of  Uncertain  Uncertain  Uncertain
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	Sustainable management of  Uncertain  Uncertain  Uncertain  Uncertain  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
	Discussion and Assumptions:				
16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste					
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain			
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain			
In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain			
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain			
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>	Discussion and Assumptions:				
<ul> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>					

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## SUSTAINABILITY APPRAISAL SHLAA041: Former Colliery Land, south of the A28, Island Road, Hersden

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
Wales average and notably below the South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively). In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
	1.3 Will it increase the number of businesses in the District?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The total proportion of commercial development has not yet been specified	
	Take account of existing uses and loss o	f employment
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	es
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of	Significant Positive Impact
	rural/coastal businesses?	[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
	-	
3. Water Quality To protect and imp	rove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
	3.3 Will it protect and improve ground and surface water quality?	Uncertain	
	Discussion and Assumptions: The site is likely to have drains closely associated with Stodmarsh, an internationally important wetland site. Runoff from this site could potentially have a significant impact on this wetland.		
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport	
Highway network is under acute	4.1 Will it reduce travel demand?	Significant Positive Impact	
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>		[Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]	
	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain	
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Positive Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]	
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain	
	4.5 Will it reduce the need to travel?	Uncertain	
	Discussion and Assumptions: [Make a particular reference to any particular known transport improvements, such as bus links.]		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Minor Negative [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site has cultural significance as a former colliery site, but no significant visible features remain.  Archaeology evaluation required - evidence of Iron Age and Roman settlement	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6. Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit  Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national
Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant.
Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites		designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Significant Negative Impact
		No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		6.5 Will it avoid damage to and protect geologically important sites?	Significant Negative Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
		Discussion and Assumptions: The site is adjacent the Stodmarsh SSSI, SAC, SPA, the site would almost certainly require All Habitat Regulations.	Ramsar, and the development of
7. ( qua	Climate Change, Energy and Air G ality and promote energy efficienc	Quality To reduce the causes and impacts of	of climate change, improve air
•	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	Minor Negative [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
•	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
•	Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury  City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
	Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions: A small pain an area identified at risk of flooding.	art to the south-west of the site is
•	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
		o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Minor Negative [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions: A small pain an area identified at risk of flooding. I this area, but surface water flooding may railway are not maintained.	here are no records of flooding in
	access to Services Share access ryone	to services and benefits of prosperity fairl	y and improve wellbeing of
•	Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England 37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
•	5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
•	Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
•	Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet. Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Significant Positive Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
•	26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions: Hersden he considered as an area of deprivation con perfoming wards	
•	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10.	Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
•	The closest A&E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.	10.1 Will it improve townscapes/rural centres and physical assets?  10.2 Will it encourage more people to live in town centres?	Uncertain  Significant Negative Impact [Sites located within town centre]
•	Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centrel
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural eritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	Discussion and Assumptions: sing available and affordable to everyone	
2. Housing To make suitable house Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units		Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	sing available and affordable to everyone  12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	sing available and affordable to everyone  12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino]
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
13. Quality of Life To improve the qu	uality of life for those living and working in	the District
• For 2010/11, the number of notifiable	13.1 Will it reduce actual levels of crime?	Uncertain
offences in Canterbury recorded by the police for violence against a person	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
Life expectancy for females in	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Uncertain
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact
	developed land:	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Although site now has a diverse vegetation, includ heath vegetation on the colliery waste.	
	Previous Inspector considered the site to no formal decision by the council in relat recommended non-inclusion of site desp PDL.	ion to this point. Inspector
	Although development may provide an o	pportunity to remove any

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	contamination associated with the previous waste benefits its LWS value. It is non-agagricultural land-use classification.	ous use, the presence of colliery gricultural land in terms of the
15. Natural Resources To ensure the existing resources	ne prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation an	d disposal of waste, and achieve sustainabl	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL COMMENTS.						
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## SUSTAINABILITY APPRAISAL SHLAA043: The Orklands, Coombe Walk, Yorkletts

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To aclemployment opportunities to everyone	nieve a strong and stable economy which one	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions: e  I its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
Off the City)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: The site is [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Special La 1km of the site: The Seasalter Marshes to immediately to the east.	

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
6. (	Seology and Biodiversity To avoid	d damage to geological sites and improve l	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national
	Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and		designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally
•	Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).		designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score
•	49 Local Wildlife Sites		'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain  [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: The site is The Swale SSSI, SPA and Ramsar site is heavily treed site, part of the Blean Comp	located to the North. This is a
	Climate Change, Energy and Air Cality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
•	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
•	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
•	Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scor as positive]
	Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. I	Flood Risk and Coastal Erosion T trimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
		8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain	
		Discussion and Assumptions:	
		to services and benefits of prosperity fairl	y and improve wellbeing of
	eryone		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England  37 primary schools, seventeen secondary schools, two pupil referral	conditions in the most deprived areas?	[No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
units and two special schools  5,665 secondary places for years 7-11 will be required by 2012 and 5,078	9.2 Will it increase economic activity?	No Impact
places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of		[Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
secondary students (from neighbouring districts).	0.2 Will it improve appear to abilly and training for	
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school,
Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both		convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> </ul>	Discussion and Assumptions: The site is some distance from the communities of o	within Seasalter Ward, but is concern
percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	nd to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Minor Negative
Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Daseille Illormation	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of	12.1 Will it encourage more access to affordable	Minor Positive
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?	Not applicable
	12.6 Will it reduce the level of homelessness in the District?	Uncertain
	Discussion and Assumptions:	
13. Quality of Life To improve the	quality of life for those living and working in	the District
	quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	the District  Uncertain
	13.1 Will it reduce actual levels of crime?	
For 2010/11, the number of notifiable offences in Canterbury recorded by the content of the	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	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions:	l
15. Natural Resources To ensure th existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain

Sustainability C Baseline Inform		Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions:	
16. Waste To re	educe generation and	disposal of waste, and achieve sustainabl	e management of waste
	interbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.		16.2 Will it encourage the recycling of waste?	Uncertain
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain	
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>		Discussion and Assumptions:	1
recycling cent district; the Ca	s two household waste res within Canterbury anterbury Recycling e Herne Bay Household ing Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA045: Land at Milborough, Herne Bay Road, Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
Economy and Employment To a employment opportunities to ever	1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain			
<ul> <li>South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> </ul>		No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Su: Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: e	
4.	Fransport Reduce road traffic and	its impacts, promoting more sustainable i	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]	
	on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
		4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
		4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
		4.5 Will it reduce the need to travel?	Uncertain
		Discussion and Assumptions: [Make a particular reference to any particular such as bus links.]	ir known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environs protect and maintain vulnerable asso	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: This site for Gap between Broad Oak and Sturry. Archartection required - early medieval settle importance.	haeological evaluation and

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6			
6. (	seology and Blodiversity 10 avoi	d damage to geological sites and improve	blodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	(SSSI). 10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score
•	49 Local Wildlife Sites		<sup>1</sup> minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: Potential f trees to the north east of the site. The sit to have Great Crested Newts.	
7. Climate Change, Energy and Air Quality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions:	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  • Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	1

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural eritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	ŭ .	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	al land classification: Grade 3
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
	or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

<b>OVERALL</b>	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA049: Land Rear of Willowdene and Sedge, Herne Hill, Yorkletts

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To a employment opportunities to ever	chieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Negative [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
On the City)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions:  [Make a particular reference to any particula such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable asso	ment To protect and improve landscapes for the contract of the	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The Special beyond the site to the north	al Landscape Area lies just

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	d damage to geological sites and improve left.  6.1 Will it avoid damage to and enhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Uncertain  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?      6.5 Will it avoid damage to and protect geologically important sites?	Not applicable  No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: Just beyon and associated SSSI, Ramsar and SPA. sensitive regarding biodiversity, but there hedgerow cover.	The site itself is not particularly
	Climate Change, Energy and Air C ality and promote energy efficienc	Quality To reduce the causes and impacts of	of climate change, improve air
•	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
•	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
•	Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions:	No Impact [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
8. I det	Flood Risk and Coastal Erosion T trimental to the public well-being, Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	o reduce the risk of flooding and coastal e the economy and the environment 8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	Minor Positive [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions: The site is some distance from the urban area.	s within the Seasalter Ward, but is
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>		[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultural land classification: Grade 3	
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts	
		15.6 Will it protect water resources?	Uncertain	
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable	
		Discussion and Assumptions:		
16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste				
•	<ul> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> </ul>	16.1 Will it reduce the amount of waste generated?	Uncertain	
		16.2 Will it encourage the recycling of waste?	Uncertain	
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain	
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain	
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:		
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.			

<b>OVERALL</b>	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA050: Land at Stains Hill, Sturry

Sust	ainability Objectives and eline Information	Key questions/guidance	Sustainability Impacts				
1. Ed	Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone						
	The economic performance of Canterbury is below the England and Wales average and notably below the South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively). In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain				
•		1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.				
•		1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
		1.4 Will it help diversify the economy?	Uncertain				
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain				
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain				
		1.7 Will it promote sustainable tourism?	Uncertain				
		1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
		Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]				

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The site is associated with Stodmarsh, an internation Runoff from this site could potentially havetland.	onally important wetland site. ave a significant impact on this
	its impacts, promoting more sustainable	
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>	4.1 Will it reduce travel demand?	Minor Positive [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Positive [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
·	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The schothreshold [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ	ment To protect and improve landscapes fo	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO     World Heritage site.	ets (including built and historic)  5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Minor Negative [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Green Gap. An archaeological evaluation local regional importance. Westbere Coreast of the site.	is required - Roman cemetary of

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6. Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically	No Impact

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	important sites?	[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: Stodmars located to the south of the site.	h SSSI, SPA, SAC and Ramsar is
7. Climate Change, Energy and Air C quality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?	No Impact [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions: The site is adjacent to an area of t	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	t .	
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
<ul> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Minor Positive [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	_
11. High Quality Design and Sustain	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive
<ul> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>		[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
Average annual housing completion	12.2 Will it encourage access to decent housing?	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as
Average annual housing completion	·	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Uncertain
Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Uncertain  Incertain
Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions: Minor positions.	hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Uncertain  Incertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
recorded was 92 and 165 respectively.  Life expectancy for females in	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	al land classification: Grade 1
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
	or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA053: Yew Tree Farm, Blean Common, Blean

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To aclemployment opportunities to everyone	nieve a strong and stable economy which one	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.     73.9% of people of working age within Canterbury district were economically active (2011)     Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Blean has a known surface water flooding issue	
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Minor Positive [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Positive [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: There is a more than 800m away.  [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative  [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Landscape Area	located within the Special

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
6	Geology and Biodiversity To avoi	d damage to geological sites and improve	hiodiversity.
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score
•	49 Local Wildlife Sites	6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?      6.5 Will it avoid damage to and protect geologically important sites?	Not applicable  No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objection	ves and	Key questions/guidance	Sustainability Impacts
			designated]
		Discussion and Assumptions: The site is SSSI. Potential for protected species on	within 250m of Church Woods the site.
7. Climate Change, Er quality and promote e		Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses terms of flooding and of Canterbury. Particular increased frequency as coastal flood events. If the Line' for most coast between Reculver and	drought to concern is the nd severity of EA propose 'Hold tiline; however,	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment been recommended by		7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the of at risk of flooding partic</li> </ul>		7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour	r, including the	7.4 Will it minimise the need for energy?	Uncertain
itself.	,	7.5 Will it increase efficiency in the use of energy?	Uncertain
likely to be placed und overall rainfall in the re  One Air Quality manag (AQMA) declared - AQ City Centre in respect	likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road Canterbury city centre roads feeding into it in the A28, A2050 and A AQMA (AQMA1 Broad Road) declared in 2000 within AQMA 2.	d around and various cluding parts of 290. The earlier I Street/Military	Discussion and Assumptions:	
Average domestic con 4,227 KWh compared domestic consumption East of 4,725 KWh.	to an average		
8. Flood Risk and Coa detrimental to the pub	stal Erosion T blic well-being,	o reduce the risk of flooding and coastal en the economy and the environment	rosion which would be
Particular concern is the frequency and severity events. EA propose 'h most coastline; howeve Reculver and Minnis B realignment' strategy h	of coastal flood Hold the Line' for er, between ay a 'managed	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the E	recommended by the EA.  Inland sections of the district which are	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour section which runs thro	r, including the	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.		8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
<ul> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Minor Positive [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural eritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> </ul>		
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion		[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more su	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur although signifcant tree cover	al Land Classification: Grade 3,
15. Natural Resources To ensure the	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
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15.5 Will it minimise the use of water and increase

Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		efficiency in water use?	
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA054: Land at Chapel Lane, Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
Economy and Employment To accemployment opportunities to everyone	<ol> <li>Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone</li> </ol>				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain			
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
<ul> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Ta loss of employment	ke account of existing uses and
2. Rural/Coastal Communities To	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions: Pond to to	
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions:  [Make a particular reference to any particul such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for the contract of the	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is the south and the Special Landscape Are	

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoid	d damage to geological sites and improve l	oiodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where
	and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designed of the nationally
•	Two National Nature Reserves (Blean Woods and Stodmarsh).		designated site score as significant impact/minor negative impact. If proposed site includes or is
•	15 Sites of Special Scientific Interest (SSSI).		adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant Negative Impact  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: There is k in this area associated with the ponds to	nown to be Great Crested Newts the east
Climate Change, Energy and Air ( uality and promote energy efficien	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scoras positive]
Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	Discussion and Assumptions:	
Flood Risk and Coastal Erosion T	o reduce the risk of flooding and coastal e	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed	To reduce the risk of flooding and coastal enthe economy and the environment  8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between	8.1 Will it help to minimise the risk of flooding to	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable  Uncertain

Sustainability Objective Baseline Information	es and	Key questions/guidance	Sustainability Impacts
Wincheap have LSOAS most deprived in Englar  • 37 primary schools, sev	nd venteen		located in identified disadvantaged ward. Significant if site > 100 units]
secondary schools, two units and two special so			
will be required by 2012 places by 20 17, allowi surplus capacity within schools over the district. These figures suggest a remove 275 secondary years 7-11 by 2012 and 2017	Canterbury is a net importer of	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
districts).  • Some schools such as	, ,	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscrib</li> <li>Approximately 700 pup grammar schools in Far Canterbury and Thanet</li> <li>Canterbury Christ Chur main campus is based in addition the Universit the University of Creating</li> </ul>	school over subscribed and others currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population level 4 or above. This in the South East (33.9%) Britain as a whole (31.3</li> </ul>	n have NVQ s lower than for and Great	Discussion and Assumptions:	
<ul> <li>percentage of the popul qualifications at all is 7.</li> <li>working age population than as the South East Great Britain as a whole</li> </ul>	2% of the which is lower (8.5%) and		
10. Sustainable Living	and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E servic Margate and Ashford.		10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital do Accident and Emergence	es not have	10.2 Will it encourage more people to live in town	Minor Negative
Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	ury unit at	centres?	[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty	Not applicable
	homes?	1νοι αρριισασίο
	homes?  12.5 Will it reduce the number of empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Not applicable
13. Quality of Life To improve the	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable Uncertain
<ul><li>13. Quality of Life To improve the</li><li>For 2010/11, the number of notifiable</li></ul>	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Not applicable Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Not applicable  Uncertain  the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?  13.2 Will it reduce the fear of crime?	Not applicable  Uncertain  the District  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:		
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units,	
		score significant]	
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: Agricultural Land Classification: Grade 3		
	e prudent use of natural resources and the	sustainable management of	
existing resources  Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
	15.2 Will it promote the use of local resources?	Uncertain	
	15.3 Will it reduce minerals extracted and imported?	Uncertain	
		Uncertain	
	imported?  15.4 Will it increase efficiency in the use of raw		
	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	Uncertain	

Sustainability C Baseline Inform		Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions:	
16. Waste To re	educe generation and	disposal of waste, and achieve sustainabl	e management of waste
	interbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain	
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain	
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>		Discussion and Assumptions:	1
recycling cent district; the Ca	s two household waste res within Canterbury anterbury Recycling e Herne Bay Household ing Centre.		

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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA055: Land at Mayton Lane, Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
Economy and Employment To aclemployment opportunities to everyone	1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain			
South East.     73.9% of people of working age within Canterbury district were economically active (2011)     Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
<ul> <li>jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?  4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions:  [Make a particular reference to any particula such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and	Voy questions/quidence	Sustainability Impacts
Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	No Impact [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is the south and the Special Landscape Are building to the east (No. 49 Shalloak Road	a to the north. There is a listed

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts					
6. (	6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity							
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where					
	and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		habitat or species has a national designation. If habitat improvements or mitigation					
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally					
•	Two National Nature Reserves (Blean Woods and Stodmarsh).		designated site score as significant impact/minor negative impact. If proposed site includes or is					
•	15 Sites of Special Scientific Interest (SSSI).		adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be					
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].					
		6.2 Will it minimise habitat fragmentation?	Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']					
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]					
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable					
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]					

Su: Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts	
		Discussion and Assumptions: There are large established trees on the site and a hedgerow to the west. There is known to be protected species (Great Crested Newts) however, in this area - within 200m of pond.		
	Climate Change, Energy and Air Cality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air	
•	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]	
		7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain	
•	Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	7.3 Will it maintain and improve local air quality?	Uncertain	
		7.4 Will it minimise the need for energy?	Uncertain	
•	itself.  Water resources in the area are also	7.5 Will it increase efficiency in the use of energy?	Uncertain	
•	likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]	
		Discussion and Assumptions:		
	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.			
8. I det	lood Risk and Coastal Erosion Trimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be	
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]	
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable	
		8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable	
		8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain	
		Discussion and Assumptions:	1	
	Access to Services Share access	to services and benefits of prosperity fairl	y and improve wellbeing of	
	ryone			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England  37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	conditions in the most deprived areas?	[No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017      Canterbury is a net importer of secondary students (from neighbouring)	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
districts).  Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University	9.3 Will it improve access to skills and training for raising employment potential?  9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Uncertain  No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP
main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.  • 26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions:	surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
Contarbury had a population of	12.1 Will it encourage more access to affordable	Minor Desiring
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.4 Will it reduce the number of untit and empty homes?  12.5 Will it reduce the number of empty homes?	Not applicable  Not applicable
	homes?	
	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Not applicable
13. Quality of Life To improve the	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable Uncertain
<ul><li>13. Quality of Life To improve the</li><li>For 2010/11, the number of notifiable</li></ul>	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Not applicable  Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Not applicable  Uncertain  the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?  13.2 Will it reduce the fear of crime?	Not applicable  Uncertain  the District  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:		
14. Use of Land To deliver more su	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: Agricultural Land Classification: Grade 3, but tree cover and not currently in agricultural use.		
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of	
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
	15.2 Will it promote the use of local resources?	Uncertain	
	15.3 Will it reduce minerals extracted and imported?	Uncertain	
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain	
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain	
	15.6 Will it protect water resources?	Uncertain	
	15.7 Will it encourage farming practices sensitive to	Not applicable	

	tainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		the character of the countryside?	
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	<ul> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	1
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL C	OMMENTS.
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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA058: Site to the North of Tyler Hill Road, Blean

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
1. I em	Economy and Employment To acl	hieve a strong and stable economy which o	offers rewarding and well located
•	The economic performance of Canterbury is below the England and Wales average and notably below the South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively). In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
		1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
•		1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.4 Will it help diversify the economy?	Uncertain
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
		1.7 Will it promote sustainable tourism?	Uncertain
		1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	's
North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year  Stour CAMS area covers much of inland Canterbury district. Extreme lor flow and flood events recorded in recent years.  Area vulnerable to the effects of drought or changes in rainfall patterns	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	water quality?	
	Discussion and Assumptions: There is a issue in Blean	a known surface water flooding
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
Highway network is under acute	4.1 Will it reduce travel demand?	Significant Negative Impact
pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)		[Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Negative Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particul such as bus links.]	lar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	nment To protect and improve landscapes feets (including built and historic)	or both people and wildl
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites local from designated landscasties <1km or where the significant non-designate landscape features, scole negative. For sites locate including designated land features, score as significative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Imp [PDL sites will be positiv greenfield sites will be n Site will be significantly I negative if > 100 dwellig
compendium.	5.4 Will it improve access to urban open space?	No Impact  [Score positive if the pro is within 400m of open s hectares in size). Score if site > 100 units or if op or significant links to be on site. Score negative i space is removed. NB *c space includes designat open space and publicly accessible / managed si adjacent to the urban ed
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain  [No impact unless site in cultural heritage feature: will be significantly nega feature is designated. So uncertain if evaluation re-
	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?	Uncertain [No impact unless site in historic features. Impac significantly negative wh feature is designated. So uncertain if designated fan adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is surrounded by Conservation Area with a	within 1 km of the SLA. gricultural character.

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh). Two National Nature Reserves (Blean Woods and Stodmarsh).	d damage to geological sites and improve to an denhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
<ul><li>(SSSI).</li><li>10 Local Nature Reserves (LNR)</li><li>49 Local Wildlife Sites</li></ul>		score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Uncertain  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		recognised geological features. Impacts will be significantly negative where feature is designated]
_	Discussion and Assumptions: The site is regarding biodiversity, although there are around the site boundary.	
7. Climate Change, Energy and Air Cquality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and	Lincortoin
	coastal erosion?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustain	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?	Not applicable
	1	τνοι αρμιισασί <del>ο</del>
	12.6 Will it reduce the level of homelessness in the District?	Uncertain
	12.6 Will it reduce the level of homelessness in the	
13. Quality of Life To improve the q	12.6 Will it reduce the level of homelessness in the District?	Uncertain
<ul> <li>13. Quality of Life To improve the q</li> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the</li> </ul>	12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.  Life expectancy for females in	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 79.5	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact
	developed rand?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	al Land Classification: Grade 2
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16	. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	1
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA064: Land adjacent Port Farm, Island Road, Upstreet

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts		
1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain		
<ul> <li>South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> </ul>	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.		
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.4 Will it help diversify the economy?	Uncertain		
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain		
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain		
	1.7 Will it promote sustainable tourism?	Uncertain		
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions:	
4. Transport Reduce road traffic a	nd its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>		Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The site is site is on a frequent bus route.  [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environr protect and maintain vulnerable asset	ment To protect and improve landscapes fo ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative  [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The Wants than 1km to the north and northeast. The is located to the south-east of the site.	

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6	See Low and Disable orain. To see		
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts	d damage to geological sites and improve  6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where
•	and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and		habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally
•	Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is
•	(SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites		advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: Potential stodmarsh SSSI, SPA and Ramsar site is the 250m threshold. The site is overgrow boundary.	s located to the south, just beyond
7. Climate Change, Energy and Air G quality and promote energy efficienc	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain  [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion T	o reduce the risk of flooding and coastal e	rosion which would be
<ul> <li>detrimental to the public well-being,</li> <li>Particular concern is the increased</li> </ul>	8.1 Will it help to minimise the risk of flooding to	Uncertain
frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	existing and new developments/infrastructure?	[Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	•

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural eritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>		
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	ŭ .	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sur	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur although not in agricultual use.	al Land Classification: Grade 2,
15. Natural Resources To ensure the	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	A C C A C C C C C C C C C C C C C C C C	

15.5 Will it minimise the use of water and increase

Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		efficiency in water use?	
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainabl	e management of waste
•	<ul> <li>In 2009/10 Canterbury produced</li> <li>61,726 tonnes of municipal waste and</li> <li>55,834 of household waste.</li> </ul>	16.1 Will it reduce the amount of waste generated?	Uncertain
		16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	ı
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL COMMENTS.	
Discussion and Assumptions:	
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## SUSTAINABILITY APPRAISAL SHLAA072: Land at Westbere Lane, Westbere

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts		
1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain		
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.		
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.4 Will it help diversify the economy?	Uncertain		
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain		
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain		
	1.7 Will it promote sustainable tourism?	Uncertain		
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Transport Poduce road traffic and	Discussion and Assumptions: The site is associated with Stodmarsh, an internation Runoff from this site could potentially havetland.	onally important wetland site. ave a significant impact on this
Highway network is under acute pressure and as a result, Canterbury	its impacts, promoting more sustainable 4.1 Will it reduce travel demand?	Significant Negative Impact [Sites located within 800m walking
suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge		distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Negative Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: There is Sturry. The site is close to a Quality Bus [Make a particular reference to any particula such as bus links.]	s Partnership route (600m)

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5 Countrycide and Historic Environ	ment To protect and improve landscapes f	or both poople and wildlife and to
protect and maintain vulnerable ass	nment To protect and improve landscapes for sets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Green Gap. The site is within the Westbe	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit     Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).	d damage to geological sites and improve l 6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If
Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites		proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes

Sustain Baselin	nability Objectives and ne Information	Key questions/guidance	Sustainability Impacts
			recognised geological features. Impacts will be significantly negative where feature is designated]
		Discussion and Assumptions: Stodmarsl located to the south of the site. Potential	
	ate Change, Energy and Air Q and promote energy efficienc	quality To reduce the causes and impacts o	of climate change, improve air
term Can incre coas the	nate change poses a threat both in a sof flooding and drought to sterbury. Particular concern is the eased frequency and severity of stal flood events. EA propose 'Hold Line' for most coastline; however, ween Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'ma	naged realignment' strategy has n recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
	nd sections of the district which are sk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
arou	und the River Stour, including the tion which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itsel	lf.	7.5 Will it increase efficiency in the use of energy?	Uncertain
likel	er resources in the area are also y to be placed under stress as rall rainfall in the region decreases	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where
(AQ City of th (NO	e Air Quality management Area (MA) declared - AQMA2 Canterbury Centre in respect of exceedences ne annual mean nitrogen dioxide (2) air quality objective (AQO).		number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Can road the AQN Roa	udes the main road around terbury city centre and various ds feeding into it including parts of A28, A2050 and A290. The earlier MA (AQMA1 Broad Street/Military Id) declared in 2006 is incorporated in AQMA 2.	Discussion and Assumptions: The land be flooding	beyond the railway is at risk of
4,22 dom	rage domestic consumption of 27 KWh compared to an average nestic consumption within the South t of 4,725 KWh.		
8. Flood	d Risk and Coastal Erosion To ental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
freq ever mos Rec	ticular concern is the increased uency and severity of coastal flood ints. EA propose 'Hold the Line' for st coastline; however, between ulver and Minnis Bay a 'managed ignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
reco	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
arou sect	und the River Stour, including the tion which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itsel	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions: The land b	peyond the railway is at risk of

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Minor Negative [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>		[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable
<ul><li>149,100 (2009)</li><li>64,070 units (April 2010)</li><li>Average annual housing completion</li></ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
<ul> <li>149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain  itive at 100 units
<ul> <li>149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions: Minor positions.	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain  itive at 100 units

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously	Significant Negative Impact
	developed land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultural land classification: Grade 1	
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA076: Land at Bredlands Lane, Sturry

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To aclemployment opportunities to everyone	nieve a strong and stable economy which cone	offers rewarding and well located
<ul> <li>The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
	1.3 Will it increase the number of businesses in the District?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The site is and repair of buses	currently used for the storage
	Take account of existing uses and loss of	f employment
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of	Minor Positive
	rural/coastal businesses?	[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and imp	prove the quality of inland and coastal water	's
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	3.3 Will it protect and improve ground and surface water quality?	Uncertain
	Discussion and Assumptions:	
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative
		[Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The site is Partnership route [Make a particular reference to any particula such as bus links.]	·

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Enviror	nment To protect and improve landscapes f	or both people and wildlife a
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	No Impact [No impact for sites located > from designated landscape. sites <1km or where there ar significant non-designated landscape features, score m negative. For sites located in including designated landscafeatures, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Positive  [PDL sites will be positive an greenfield sites will be negat Site will be significantly posit negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the propose is within 400m of open space hectares in size). Score sign if site > 100 units or if open sor significant links to be provon site. Score negative if open space is removed. NB *open space includes designated u open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includ cultural heritage features. In will be significantly negative feature is designated. Score uncertain if evaluation reques
	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?	No Impact [No impact unless site includ historic features. Impacts wi significantly negative where feature is designated. Score uncertain if designated featurn adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions:	

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6			
6. (	seology and Blodiversity 10 avoi	d damage to geological sites and improve	Diodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
	(SSSI).		score minor negative. If it is advised that there is 'likely' to be
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	No Impact [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: There are boundaries, closely associated with wood	trees and hedgerows at the site dland to the west.
7. Climate Change, Energy and Air Cquality and promote energy efficience	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases     One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.      Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions:	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,  • Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	o reduce the risk of flooding and coastal enthe economy and the environment  8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury itself.	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
(ISUI).	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	
	L	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>		
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.  Life expectancy for females in	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Positive
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Positive
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Positive
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Positive [PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as n impact]
	Discussion and Assumptions: .	
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
		<b> </b>

15.2 Will it promote the use of local resources?

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

15.3 Will it reduce minerals extracted and

imported?

efficiency in water use?

Uncertain

Uncertain

Uncertain

Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
	or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions: Agricultural Land Classification: Non-agricultural	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL (	COMMENTS.
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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA078: Land at 51 Rough Common, Rough Common

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To aclemployment opportunities to everyone	nieve a strong and stable economy which one	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.     73.9% of people of working age within Canterbury district were economically active (2011)     Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	es
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		Uncertain  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions: A drain rule of the control of the con	
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city."	4.1 Will it reduce travel demand?	Minor Positive [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
nine "A" and "B" roads that converge on the city)	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?	Minor Positive [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: [Make a particular reference to any particul such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for the contract of the	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact  [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Value. The Special Landscape Area asso 1km to the west.	

Su	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
c	See Jewy and Biodiversity To evoi		
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	d damage to geological sites and improve to a species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Uncertain  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?      6.5 Will it avoid damage to and protect geologically important sites?	Not applicable  No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Potential present.	for protected species to be
Climate Change, Energy and Air (	Quality To reduce the causes and impacts cy	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however,	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scor as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	Discussion and Assumptions:	
Flood Risk and Coastal Erosion T	o reduce the risk of flooding and coastal e the economy and the environment	erosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
		1
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
at risk of flooding particularly areas around the River Stour, including the		Not applicable  Uncertain
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and	Uncertain
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain uns to the east of the site.

Sustainability Objectives Baseline Information	s and	Key questions/guidance	Sustainability Impacts
Wincheap have LSOAS ir most deprived in England  37 primary schools, sever secondary schools, two p units and two special sch	nteen upil referral		located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places free will be required by 2012 at places by 20 17, allowing surplus capacity within set schools over the district at These figures suggest a remove 275 secondary playears 7-11 by 2012 and 8 2017</li> <li>Canterbury is a net import secondary students (from</li> </ul>	or years 7-11 and 5,078 g for 5% econdary s a whole. need to aces for 662 places by	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
districts).  Some schools such as He		9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>school over subscribed ar currently undersubscribed</li> <li>Approximately 700 pupils grammar schools in Faver Canterbury and Thanet.</li> <li>Canterbury Christ Church main campus is based in in addition the University of Creative base company in Content</li> </ul>	d. attend rsham, University Canterbury, of Kent and Arts both	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Minor Positive [Score significant positive if proposed site is within 800m walking distance of primary school convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>have campuses in Canter</li> <li>26.6% of the population h</li> <li>level 4 or above. This is l</li> <li>the South East (33.9%) a</li> <li>Britain as a whole (31.3%</li> </ul>	ave NVQ lower than for nd Great	Discussion and Assumptions:	
<ul> <li>percentage of the populat qualifications at all is 7.29 working age population w than as the South East (8 Great Britain as a whole (</li> </ul>	% of the hich is lower s.5%) and		
10. Sustainable Living a	nd Revitalisa	ation To revitalise town and rural centres	and to promote sustainable living
<ul> <li>The closest A&amp;E services</li> <li>Margate and Ashford. Ke</li> </ul>		10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does Accident and Emergency Newly opened minor injur Estuary View Medical Cer Seasalter, Whitstable.	not have services. y unit at	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
-	,	M. D. W.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	40.414503	
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.4 Will it reduce the number of untit and empty homes?  12.5 Will it reduce the number of empty homes?	Not applicable  Not applicable
	homes?	
	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Not applicable
13. Quality of Life To improve the	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable  Uncertain
<ul><li>13. Quality of Life To improve the</li><li>For 2010/11, the number of notifiable</li></ul>	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Not applicable Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Not applicable  Uncertain  the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?  13.2 Will it reduce the fear of crime?	Not applicable Uncertain  the District Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no
		impact]
	Discussion and Assumptions: Agricultura	
	Discussion and Assumptions: Agricultural prudent use of natural resources and the	al Land Classification: Grade 3.
15. Natural Resources To ensure the existing resources  Material Assets, Soil		al Land Classification: Grade 3.
existing resources	e prudent use of natural resources and the	al Land Classification: Grade 3.
existing resources	prudent use of natural resources and the 15.1 Will it minimise the demand for raw materials?	al Land Classification: Grade 3.  sustainable management of  Uncertain
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	al Land Classification: Grade 3.  sustainable management of  Uncertain  Uncertain
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	al Land Classification: Grade 3.  sustainable management of  Uncertain  Uncertain  Uncertain
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	al Land Classification: Grade 3.  sustainable management of  Uncertain  Uncertain  Uncertain  Uncertain

Sustainability Objective Baseline Information	es and	Key questions/guidance	Sustainability Impacts	
		Discussion and Assumptions: Positive so development is on existing footprint and (designated as greenfield land) is retained	the majority of the garden area	
16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste				
In 2009/10 Canterbury p		16.1 Will it reduce the amount of waste generated?	Uncertain	
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain	
• In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain		
or composted.	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain	
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.</li> </ul>		Discussion and Assumptions:	1	
KCC operates two house recycling centres within district; the Canterbury F Centre and the Herne Ba Waste Recycling Centre	Canterbury Recycling ay Household			

OVERALL COMMENTS.
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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA081: Land at Westbere Lakes, Fordwich

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which cone	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
jobs (40.3% and 8.9% respectively).  In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	Nill it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The site is Take account of existing uses and loss o	• • •
2. Rural/Coastal Communities To su	stain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites ir Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions: Deveopme of an industrial site	ent of this site would include loss
B. Water Quality To protect and impr	ove the quality of inland and coastal water	's
North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year  Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.  Area vulnerable to the effects of drought or changes in rainfall patterns.	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	water quality?	
	Discussion and Assumptions: The site is	s located at Westbere Marshes.
4. Transport Reduce road traffic and	its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100
travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.2 Will it improve transport of goods/people by	units score as significantly negative]  Uncertain
	more sustainable means?  4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The site hand the railway line acts as a barrier to Savailable, however in the village.  [Make a particular reference to any particula such as bus links.]	Sturry Village. These services are

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
5. C	Countryside and Historic Environ tect and maintain vulnerable ass	ment To protect and improve landscapes feets (including built and historic)	or both people and wildlife and to
•	The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
•	In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
•		5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Positive [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
		5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
		5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
		5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
		5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
		Discussion and Assumptions: Although an important location within the Stodmar settlement of local/regional importance.	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6. Geology and Biodiversity To avoi	d damage to geological sites and improve l	piodiversity
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit  Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: The site is SSSI. Part of the site is designated SPA, designations stretching to the east.	
7. Climate Change, Energy and Air G quality and promote energy efficienc	Quality To reduce the causes and impacts of	of climate change, improve air
<ul> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a</li> </ul>	7.1 Will it reduce vulnerability to climate change?	Significant Negative Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions: The site is although the proposal includes raising groups.	
within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
Flood Risk and Coastal Erosion T detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Significant Negative Impact [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions: The site is	located in an area at rick of

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		flooding	
	access to Services Share access ryone	to services and benefits of prosperity fairly	and improve wellbeing of
•	Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England 37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
•	5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
•	Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
•	Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m
•	Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.		walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
•	26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions:	
•	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10.	Sustainable Living and Revitalisa	ation To revitalise town and rural centres a	nd to promote sustainable living
•	The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Minor Negative
•	Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	sing available and affordable to everyone  12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
offences in Canterbury recorded by the police for violence against a person	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
recorded was 92 and 165 respectively.  Life expectancy for females in	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Positive
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Positive
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Positive
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously	Minor Positive
	developed land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultura agricultural. The site is still in industrial	
	welldook like of matilial recollege and the	sustainable management of
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	Sustamable management of

15.2 Will it promote the use of local resources?

15.4 Will it increase efficiency in the use of raw

15.3 Will it reduce minerals extracted and

imported?

Uncertain

Uncertain

Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	materials and promote recycling?	
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg     of household waste per household,     15 20% of helidades.	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL C	OMMENTS.
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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA082: Land West of Shalloak Road, Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	chieve a strong and stable economy which o	offers rewarding and well located
<ul> <li>The economic performance of Canterbury is below the England and Wales average and notably below the</li> </ul>	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take account of existing uses and loss of	f employment
. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay,
		Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by	Minor Positive
	stimulating demand?	[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites ir Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
B. Water Quality To protect and imp	prove the quality of inland and coastal water	rs
North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year  Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.  Area vulnerable to the effects of drought or changes in rainfall patterns.	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions: There is a	
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
On the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions:  [Make a particular reference to any particul such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environing protect and maintain vulnerable assets	ment To protect and improve landscapes for the contract of the	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Sit is local potential for Roman Road/buildnigs of local pot	

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoid	d damage to geological sites and improve l	oiodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where
	and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally
•	Two National Nature Reserves (Blean Woods and Stodmarsh).		designated site score as significant impact/minor negative impact. If proposed site includes or is
•	15 Sites of Special Scientific Interest (SSSI).		adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant Negative Impact  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Part of the remainder of the site is adjacent to this d	
Climate Change, Energy and Air ( ality and promote energy efficien	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scores positive]
Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	Discussion and Assumptions:	
, -		
Flood Risk and Coastal Erosion 1	o reduce the risk of flooding and coastal e	rosion which would be
Flood Risk and Coastal Erosion Tetrimental to the public well-being  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed	To reduce the risk of flooding and coastal est the economy and the environment  8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
Flood Risk and Coastal Erosion Tetrimental to the public well-being  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between	8.1 Will it help to minimise the risk of flooding to	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if
Flood Risk and Coastal Erosion I strimental to the public well-being  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
Flood Risk and Coastal Erosion I strimental to the public well-being  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable
Flood Risk and Coastal Erosion I strimental to the public well-being  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.1 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable
Flood Risk and Coastal Erosion Tetrimental to the public well-being  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]  Not applicable  Not applicable  Uncertain

Sustai Baseli	nability Objectives and ne Information	Key questions/guidance	Sustainability Impacts
Wi mo • 37 se	incheap have LSOAS in the 20% ost deprived in England primary schools, seventeen condary schools, two pupil referral its and two special schools		located in identified disadvantaged ward. Significant if site > 100 units]
• 5,6 will pla su scl Th rer ye: 20	2665 secondary places for years 7-11 all be required by 2012 and 5,078 aces by 20 17, allowing for 5% rplus capacity within secondary thools over the district as a whole. Howeve 275 secondary places for ars 7-11 by 2012 and 862 places by 17 anterbury is a net importer of condary students (from neighbouring	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
• So	districts).  Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>Ap gra</li> <li>Ca</li> <li>Ca</li> <li>ma</li> <li>the</li> </ul>		9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
26 lev the	ve campuses in Canterbury.  .6% of the population have NVQ vel 4 or above. This is lower than for e South East (33.9%) and Great itain as a whole (31.3%).	Discussion and Assumptions:	
qu wo tha	rcentage of the population with no alifications at all is 7.2% of the orking age population which is lower an as the South East (8.5%) and reat Britain as a whole (11.3%).		
10. Su	stainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
	The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Ca Ac • Ne Es	Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of	12.1 Will it encourage more access to affordable	Minor Positive
<ul> <li>149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units
		score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	score as significant positive]
	meet residents' needs and aspiration and create balanced communities?	score as significant positive]  Uncertain
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	Score as significant positive]  Uncertain  Not applicable
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Score as significant positive]  Uncertain  Not applicable  Not applicable
13. Quality of Life To improve the	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain  the District  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:		
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative.	
		Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative	
		[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative	
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: Agricultural Land Classification: Grade 3		
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of	
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
	15.2 Will it promote the use of local resources?	Uncertain	
	15.3 Will it reduce minerals extracted and imported?	Uncertain	
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain	
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain	
	15.6 Will it protect water resources?	Uncertain	
		<u> </u>	

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions:	
16. Waste To re	educe generation and	disposal of waste, and achieve sustainabl	e management of waste
	interbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.		16.2 Will it encourage the recycling of waste?	Uncertain
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain	
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Canterbury dis Canterbury, 1	cycling sites across strict. Of these 27 are in 6 in Whitstable, 8 in th the remaining 12 in the d the district.	Discussion and Assumptions:	1
recycling cent district; the Ca	s two household waste res within Canterbury anterbury Recycling e Herne Bay Household ing Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA085: Hoades Wood and Land at Westbere Butts, Babs Oak Hill, Sturry

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone					
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain			
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
<ul> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.3 Will it increase the number of businesses in the District?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions:  Take account of existing uses and loss o	f employment
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions: .	
3. Water Quality To protect and imp	rove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: There are significant ponds on the site	
. Transport Reduce road traffic and	its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The site and the remaining services are available travelling distance.  [Make a particular reference to any particula such as bus links.]	e in the village, but just over 800m

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environr protect and maintain vulnerable asset	ment To protect and improve landscapes fo ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Archaeolo importance. The site is ancient woodland	gy potentially of national

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6. Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
<ul> <li>Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>15 Sites of Special Scientific Interest (SSSI).</li> <li>10 Local Nature Reserves (LNR)</li> <li>49 Local Wildlife Sites</li> </ul>	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	Significant Negative Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: Protected covered by TPO and most of the site and RIGS sites - Coopers Pit.	species highly likely, whole site ient and semi-natural woodland.
7. Climate Change, Energy and Air C	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
<ul><li>itself.</li><li>Water resources in the area are also</li></ul>	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	1

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural neritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hous	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of</li> </ul>	12.1 Will it encourage more access to affordable	Cinnificant Desitive Immed
149,100 (2009) • 64,070 units (April 2010)	housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion		[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009)  64,070 units (April 2010)  Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  uality of life for those living and working in  13.1 Will it reduce actual levels of crime?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<ul> <li>was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was</li> </ul>	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
	13.4 Will it promote healthy lifestyles?	Uncertain
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultu agricultural land	ral Land Classiciation: Non-
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		efficiency in water use?	
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA088: 8 Lovell Road, Rough Common

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To a employment opportunities to every	chieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
<ul> <li>South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> </ul>	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take account of existing uses and loss of	f employment
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and imp	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: A drain re	uns along the entire western edge.
4. Transport Reduce road traffic and	its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: School is surgery on Giles Lane .  [Make a particular reference to any particul such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is within 1km of SLA	located within the AHLV and

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6			
6. (	seology and Blodiversity to avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	(SSSI).  10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be
•	49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: There are site, which may have biodiversity interes proximity to Church Woods.	
7. Climate Change, Energy and Air C quality and promote energy efficience	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.  Water resources in the area are also	7.5 Will it increase efficiency in the use of energy?	Uncertain
likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
<ul> <li>recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	•

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more su	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Positive
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as n impact]
	Discussion and Assumptions: Agricultu agricultural land	ral Land Classification: non-
15. Natural Resources To ensure th existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	45 4 1450 22	1

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

Uncertain

Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		efficiency in water use?	
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA096: Spires Academy, Bredlands Lane, Sturry

Sustainability Objectives and Baseline Information	inability Objectives and ine Information Key questions/guidance				
1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone					
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain			
<ul> <li>South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
	1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
	Discussion and Assumptions: The site is a secondary school, with a new site under construction near by and will therefore not have a significant impact on employment  Take account of existing uses and loss of employment		
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	s	
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain	
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]	
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]	
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]	
	Discussion and Assumptions:		
3. Water Quality To protect and imp	prove the quality of inland and coastal water	rs	
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years. Area vulnerable to the effects of		
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	3.3 Will it protect and improve ground and surface water quality?	Uncertain
	Discussion and Assumptions: There are with a nearby pond.	drains close the site associated
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>	4.1 Will it reduce travel demand?	Significant Negative Impact [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Negative Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: These ser the village. There is a good bus service. [Make a particular reference to any particula such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	nment To protect and improve landscapes for	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	No Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Positive Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Initial plan retained.	s indicate open space to be

Sustainability Objectives and Baseline Information	Key questions/guidance Sustainability Impacts	
Regionally Important Geological Site     (RIGS) includes; Chislet Colliery; Long     Rock at Tankerton; Brambling Quarry;     Coopers Pit; and Chartham Hatch Pit	d damage to geological sites and improve to 6.1 Will it avoid damage to and enhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised
<ul> <li>Coopers Pit; and Chartham Hatch Pit</li> <li>Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>15 Sites of Special Scientific Interest (SSSI).</li> <li>10 Local Nature Reserves (LNR)</li> <li>49 Local Wildlife Sites</li> </ul>		biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Uncertain  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: There is the adjacent land and associated ponds.	substantial areas of woodland on
7. Climate Change, Energy and Air C quality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.      Water resources in the area are also	7.5 Will it increase efficiency in the use of energy?	Uncertain
likely to be placed under stress as overall rainfall in the region decreases	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where
One Air Quality management Area     (AQMA) declared - AQMA2 Canterbury     City Centre in respect of exceedences     of the annual mean nitrogen dioxide     (NO2) air quality objective (AQO).     Includes the main road around		number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal enter the economy and the environment	rosion which would be
<ul> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	
	Discussion and Assumptions:	
11. High Quality Design and Sustain	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable Uncertain
	12.6 Will it reduce the level of homelessness in the	
13. Quality of Life To improve the q	12.6 Will it reduce the level of homelessness in the District?	Uncertain
<ul> <li>13. Quality of Life To improve the q</li> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the</li> </ul>	12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Uncertain

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts	
theft of a motor	r robbery offences and vehicle, the number of and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain	
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain		
years, less than (83.3). Life exp	trict at birth was 82.4 In for the South East Dectance at birth was In was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
	South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
the 135,278 pe 67.5% describe in good health,	us data reports that of ople in Canterbury at themselves as being 23.5% in fairly good in not good health.	Discussion and Assumptions:		
14. Use of Land	To deliver more sus	tainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Positive Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
		14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Positive Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
		14.3 Will it reduce land contamination?	Significant Positive Impact [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Significant Positive Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]		
		14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
		Discussion and Assumptions: The proposal indicates that playing fields will be excluded from development. Agricultural Land Classification: non-agricultural.		
		e prudent use of natural resources and the	sustainable management of	
existing resource Material Assets, Soil		15.1 Will it minimise the demand for raw materials?	Uncertain	
,		15.2 Will it promote the use of local resources?	Uncertain	
		15.3 Will it reduce minerals extracted and imported?	Uncertain	
		15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg of household waste per household,     Of a furbish was appealed by the second of the se	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA097: The Stables- Holly Cottage, Highstead Lane, Highstead

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone					
The economic performance of Canterbury is below the England Wales average and notably below		uncertain			
<ul> <li>South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?  over ector  on of	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
	nings rict District?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The site is a currently used as a riding school  Take account of existing uses and loss of employment	
	ustain vibrant rural and coastal communitie	es .
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and imp	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	3.3 Will it protect and improve ground and surface water quality?	Uncertain
	Discussion and Assumptions:	
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative
		[Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particular known transport improvements, such as bus links.]	

nment To protect and improve landscapes for sets (including built and historic)  5.1 Will it improve access to the countryside and	or both people and wildlife and to
open space:	Uncertain
5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
5.3 Will it protect and enhance Green Infrastructure throughout the district?	Uncertain  [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
Discussion and Assumptions: The site is within 1km of the Wantsum Channel AHLV. Archaeological evaluation required to determine whether there are remains of settlement of local/regional importance. This site is located within the Highstead Conservation Area. Although the site is substantially greenfield it may be possible to concentrate development on the site of existing buildings.	
	5.3 Will it protect and enhance Green Infrastructure throughout the district?  5.4 Will it improve access to urban open space?  5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?  5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?  5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?  Discussion and Assumptions: The site is Channel AHLV. Archaeological evaluati there are remains of settlement of local/relocated within the Highstead Conservatio substantially greenfield it may be possible.

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6. Geology and Biodiversity To avoid	d damage to geological sites and improve	oiodiversity
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh). Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	No Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	No Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically	No Impact

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	important sites?	[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: Site not pa biodiversity, although there are some he will have biodiversity benefits.	articularly sensitive as regards dgerows around the site which
7. Climate Change, Energy and Air C quality and promote energy efficien	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.  Water resources in the area are also	7.5 Will it increase efficiency in the use of energy?	Uncertain
likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain  [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scor as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions:	
9. Access to Services Share access everyone	to services and benefits of prosperity fairly	y and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others     support to an accordance of the school of the sch	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m
<ul> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>		walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions:	
<ul> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>		
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	nd to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact
Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
·	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	sing available and affordable to everyone  12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
offences in Canterbury recorded by the police for violence against a person	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Positive  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Positive [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Positive  [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Positive  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: A large proportion of the site is greenfield and these scores assumes development is restricted to the site of existing buildings. Agricultural Land Classification: Grade 2.	
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

COMMENTS.

## SUSTAINABILITY APPRAISAL SHLAA098: The Triangle, Highstead Lane, Highstead

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
Wales average and notably below the South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).  In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year     Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.     Area vulnerable to the effects of drought or changes in rainfall patterns.		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  Its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?  4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: [Make a particular reference to any particula such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and	Key questions/guidance	Sustainability Impacts
Baseline Information		
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for the control of the cont	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
<ul> <li>185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council</li> </ul>	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative  [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Channel AHLV. Archaeological evaluatio there are remains of settlement of local/readjacent to the Highstead Conservation A	n required to determine whether egional importance. This site is

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6			
6. (	Seology and Biodiversity 10 avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
	(SSSI). 10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
•	49 Local Wildlife Sites		minor negative j.
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: There is a which may have biodiversity interest.	n area to the west of the site
7. Climate Change, Energy and Air Cquality and promote energy efficience	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases     One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.      Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions:	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between	o reduce the risk of flooding and coastal enthe economy and the environment  8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if
Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks	flood zone 3]  Not applicable
section which runs through Canterbury itself.	associated with coastal erosion?	Not applicable
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>		
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more su	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously	Minor Negative
	developed land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	ral Land Classification: Grade 2.
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

efficiency in water use?

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	1
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

<b>OVERALL</b>	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA099: Little Acre, Highstead Lane, Highstead

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To accemployment opportunities to everyone	hieve a strong and stable economy which cone	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: There is a small pond on the site	
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly
nine "A" and "B" roads that converge on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	negative]  Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particular such as bus links.]	lar known transport improvements,

Sustainability Objectives and	Key questions/guidance	Sustainability Impacts
Baseline Information		,
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Channel AHLV. Archaeological evaluatio there are remains of settlement of local/re Highstead Conservation Area.	n required to determine whether

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
	(SSSI). 10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be protected species on the site score
•	49 Local Wildlife Sites		'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Uncertain
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: There are boundary, together with a small pond wh benefits.	
7. Climate Change, Energy and Air Quality and promote energy efficience	duality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases     One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions:	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
domestic consumption within the South East of 4,725 KWh.  8. Flood Risk and Coastal Erosion Todetrimental to the public well-being,  • Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  • Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	o reduce the risk of flooding and coastal e the economy and the environment  8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously	Minor Negative
	developed land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultural	ral Land Classification: Non-
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
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15.5 Will it minimise the use of water and increase

Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		efficiency in water use?	
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainabl	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	1
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA124: East of A290, Pean Hill, Blean

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To aclemployment opportunities to everyone	nieve a strong and stable economy which cone	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: A drain ru the site.	ns along the eastern boundary of
4. Transport Reduce road traffic and	its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particular such as bus links.]	r known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes foets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Area associaed with the Blean	s close to the Special Landscape

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6. Geology and Biodiversity To avoi	d damage to geological sites and improve l	biodiversity
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh). Two National Nature Reserves (Blean Woods and Stodmarsh).  Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: The site is Marley Wood SNCI.	s close Ellenden Wood SSSI and
7. Climate Change, Energy and Air Q quality and promote energy efficienc	uality To reduce the causes and impacts or	of climate change, improve air
<ul> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a</li> </ul>	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> </ul>	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless
One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).		proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scor as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
<ul> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been</li> </ul>	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions: There is a edge of the site.	drain which runs to the eastern

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
<ul> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
	·	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
recorded was 92 and 165 respectively.  Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally lower than the South East (79.4).	13.4 Will it promote healthy lifestyles?	Uncertain
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more su	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously	Minor Negative
	developed land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultural Land Classification: Grade 4.	
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

efficiency in water use?

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts	
		15.6 Will it protect water resources?	Uncertain	
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable	
		Discussion and Assumptions:		
16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste				
•	<ul> <li>In 2009/10 Canterbury produced</li> <li>61,726 tonnes of municipal waste and</li> <li>55,834 of household waste.</li> </ul>	16.1 Will it reduce the amount of waste generated?	Uncertain	
		16.2 Will it encourage the recycling of waste?	Uncertain	
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain	
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain	
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:		
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.			

<b>OVERALL</b>	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA127: Land to rear of 75 Dargate Road, Dargate

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts					
1. em	Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone							
•	Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain					
•		1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.					
•		1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]					
		1.4 Will it help diversify the economy?	Uncertain					
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain					
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain					
		1.7 Will it promote sustainable tourism?	Uncertain					
		1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]					
		1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]					

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions: e  its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: The site is [Make a particular reference to any particular such as bus links.]	

Custoinability Objectives and	Var. magatian almidan a	Custoin shilitu luun sata
Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes feets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Special La 1km of the site: The Seasalter Marshes to southeast.	

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. 0	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: The site is and Blean Complex SAC. The Swale SS to the north.	s adjacent to Ellenden Wood SSSI SI, SPA and Ramsar site is located
	Climate Change, Energy and Air Gality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
•	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
•	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
•	Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scor as positive]
	Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
3. l det	Flood Risk and Coastal Erosion T trimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
		8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
		8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	1
	Access to Services Share access	to services and benefits of prosperity fairl	y and improve wellbeing of
	eryone		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England  37 primary schools, seventeen secondary schools, two pupil referral	conditions in the most deprived areas?	[No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul><li>units and two special schools</li><li>5,665 secondary places for years 7-11</li></ul>	9.2 Will it increase economic activity?	No largest
will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity:	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury,	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2
in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.		of 3 services score minor positive. No negative scores]
26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions: The site is some distance from the communities of com	
percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	nd to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Minor Negative
Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainab	ility Objectives and	Key questions/guidance	Sustainability Impacts
Daseille II	normation	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
		10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
		Discussion and Assumptions:	
11. High Q	uality Design and Sustain	ability To encourage sustainable design ar	nd practice
Material asse	ts, Landscape, Cultural	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
		11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
		11.3 Will it affect light and noise pollution?	Uncertain
		Discussion and Assumptions:	
12. Housin	g To make suitable housi	ng available and affordable to everyone	
Canterb	ury had a population of	12.1 Will it encourage more access to affordable	Minor Positive
<ul><li>149,100</li><li>64,070</li><li>Average</li></ul>		housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
		12.2 Will it encourage access to decent housing?	Minor Positive
			[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
		12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
		12.4 Will it reduce the number of unfit and empty homes?	Not applicable
		12.5 Will it reduce the number of empty homes?	Not applicable
		12.6 Will it reduce the level of homelessness in the District?	Uncertain
		Discussion and Assumptions:	
13. Quality	of Life To improve the qu	uality of life for those living and working in	the District
• For 201	0/11, the number of notifiable	13.1 Will it reduce actual levels of crime?	Uncertain
offences	s in Canterbury recorded by the priviolence against a person	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number			
was 1,5 theft of		13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative.
		Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultura	al Land Classification: Grade 3
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
		<u> </u>

Sustainability C Baseline Inform		Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions:	
16. Waste To re	educe generation and	disposal of waste, and achieve sustainabl	e management of waste
	interbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.		16.2 Will it encourage the recycling of waste?	Uncertain
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain	
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Canterbury dis Canterbury, 1	cycling sites across strict. Of these 27 are in 6 in Whitstable, 8 in th the remaining 12 in the d the district.	Discussion and Assumptions:	1
recycling cent district; the Ca	s two household waste res within Canterbury anterbury Recycling e Herne Bay Household ing Centre.		

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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA141: Land rear of 81-85 Sweechgate, Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts			
1. Economy and Employment To a employment opportunities to ever	1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain			
South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public secto and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).		No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.			
In 2011 median gross weekly earning for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.4 Will it help diversify the economy?	Uncertain			
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain			
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain			
	1.7 Will it promote sustainable tourism?	Uncertain			
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]			
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Sensitive just beyond 10m.	pond to the south-east of the site,
4. Transport Reduce road traffic and	lits impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100
travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	units score as significantly negative]  Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particul such as bus links.]	ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is the south and the Special Landscape Are informally as open space.	

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Discussion and Assumptions: There is known to be Great Crested Newts in this area associated with the ponds to the south-east  7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency  1. Climate change poses a threat both in terms of flooding and drought to Cantesbuy. Particular concers to Camerbuy. Particular concers to Camerbuy and Minins Bay a managed realisyment: strategy has been recommended by the EA.  In Inland sections of the district which are at risk of flooding particular parces around the River Stour, including the section which mus strough Caratrebury is ell.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases.  One Air Quality management Area (ACMA) declared. ACMAC activative. City Centre in respect of exceedences of the annual mean introgen disorder of ACMAC activative. Activative of the Activative of the Camerbuy city centre and various roads feeding into it including parts of the Activative of the A	Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
in this area associated with the ponds to the south-east  7. Climate Change, Energy and Air quality and promote energy efficiency  • Climate change poses a threat both in terms of flooding and drought to the ture for most cosatine. However, between Reculver and Minnis Bay a managed realignment strategy has been recommended by the EA.  • Inland sections of the district with are a risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  • Water resources in the area are also likely to be placed under stresses as overall rainfall in the region decreases of the annual mean introgen dioxide. (NCP) are in respect of exceedences of the Aza, AzoSo and AzoD. The earlier AOMA (ACMA1 Broad Street/Military Road) declared in 2006 is incorporated within AOMA 2.  • Average domestic consumption of 4, 4227 KWh. compared to an average domestic consumption within the South East of 4.725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal recommended by the EA.  • Inland sections of the district which are at risk of thoding parts of the Aza, AzoSo and AzoD. The earlier AOMA (ACMA1 Broad Street/Military) Road; declared in 2006 is incorporated within AOMA 2.  • Average domestic consumption of 4, 4227 KWh. compared to an average domestic consumption within the South East of 4.725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be events. EA propose Hold the Line for Reculor and Minnis Bay a imanaged real part of the public well-being and rew developments/afrastructure?  • Particular concern is the increased frequency and seventy of coastal flood events. EA propose Hold the Line for Reculor and Minnis Bay a imanaged real part of the Reculor and Minnis Bay a imanaged real part of the Reculor and Minnis Bay a imanaged real part of the district which are at risk of flooding particularly areas of the Reculor and Minnis Bay a imanaged realignment for a particularly areas of the Reculor and Mi			designated]
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency of severely of discovered frequency and severely of the Line for most coastline; however, between Reculver and Minins Bay a "managed realignment" strategy has been recommended by the EA.  Inland sections of the district which are at at risk of flooding and units of the Canterbury itself.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases overall rainfall in the region decreases of the annual mean introgen dioxide (NC2) air quality objective for in respect of exceedences of the annual mean introgen dioxide (NC2) air quality objective (AGO), includes the main road around Canterbury cuty centre and various roads feeding into it including parts of the AVA, ACO and AVA 2.  A verage domestic consumption of 4,227 KWh. compared to an average domestic consumption within the South East of 4,728 KWh.  S. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment of the contract of the district which are at a risk of flooding parts of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding parts of the contract of the district which are at a risk of flooding and read read to the public well-being the economy and read re			
terms of flooding and drought to Cantebury. Particular concern is the increased frequency and severity of castal flood events. EA propose Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases of the annual mean nitrogen dioxide (NO2) air quality objective (AOC) Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A2R, A2OSa and A2OS. The earlier AQMA (AQMA1 Broad Street/Milliary Road) declared in 2006 is incorporated within AQMA2.  A verage domestic consumption of 4,227 KWH compared to an average domestic consumption within the South East of 4,725 KWh.  B. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which two which runs through Canterbury itself.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  Inland sections of the district which are at risk of flooding and coastal erosion to the district which are at risk of flooding and coastal erosion to the district which are at risk of flooding and coastal erosion which runs through Canterbury itself.  In land sections of the district which are at risk of flooding and coastal erosion which runs through Canterbury itself.  In land sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  In land sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  In land sections of the district which are at risk o	7. Climate Change, Energy and Air C quality and promote energy efficience	Quality To reduce the causes and impacts o	of climate change, improve air
Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AOMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AOO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AGMA1 Broad Sireet/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh.  S. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which runs through Canterbury can severity of coastal flood events. EA propose Hold the Line for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding part of the Scotion of the district which are at risk of flooding parts of the section which runs through Canterbury itself.  S. Will it help to discourage inappropriate development in areas at risk flooding and coastal erosion?  S. Will it help to discourage inappropriate development in areas at risk flooding and coastal erosion?  Not applicable  S. Will it help to manage and reduce the risks associated with coastal erosion?  S. Will it reduce vulnerability to flooding and Uncertain  Uncertain  Contracting  Uncertain  Score as uncertain unless proposed the size of the public well-being, the economy and the environment  S.1 Will it help to discourage inappropriate development in areas at risk flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however,	7.1 Will it reduce vulnerability to climate change?	[Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury listelf.  * Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases overall rainfall in the region decreases  • One Air Quality management Area (AGMA) detailed - AGMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AGO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AGMA (AGMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  • Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which which runs through Canterbury itself.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be existing and new developments/infrastructure?  Particular concern is the increased frequency and severity of coastal flood events. EA propose Hold the Line for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  • Inland sections of the district which are at risk of flooding and coastal erosion which runs through Canterbury itself.  8.2 Will it help to discourage inappropriate development in areas at risk flooding and coastal erosion?  8.3 Will it help to discourage inappropriate development in areas at risk flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.			Uncertain
section which runs through Canterbury itself.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AGMA) declared - AGMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AGO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AGMA (AGMA) declared in 2006 is incorporated within AGMA2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.  S. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be deterimental to the public well-being, the economy and the environment  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  Your entain  Uncertain  Uncertain  Uncertain  Uncertain  Score as uncertain unless proposed site is size where number of energy generated from renewable sources?  Uncertain  Uncertain  Score as uncertain unless of the district which are at risk of flooding and coastal erosion?  In the uncertain unless of energy generated from renewable sources?  Uncertain  Uncertain  Uncertain  Score as uncertain unless of the district which are at risk of flooding and coastal erosion?  In the pot original proposed site is size where number of energy generated from renewable sources?  Uncertain  Uncertain  Uncertain  Uncertain  Uncertain  Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]  Road Heave the score are negative. Significant if flood zone 3.		7.3 Will it maintain and improve local air quality?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean introgen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AOMA (AOMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh.  Service of the A28 A2050 and A290. The earlier AOMA (AOMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh.  Service of A290 Consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of Ilooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  7.5 Will it increase efficiency in the use of energy generated from renewable sources?  Uncertain [Score as uncertain unless proposed site is size where unumber of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]  Discussion and Assumptions:  Discussion and Assumptions:  Discussion and Assumptions:  Discussion and Assumptions:  Service of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment  Service of flooding and coastal erosion?  Service of flooding and coastal erosion?  Not applicable  Service of energy  Uncertain  Score as uncertain unless proposition of flooding and coastal erosion?  Not applicable  Service of energy  Uncertain  Score as uncertain u	around the River Stour, including the	7.4 Will it minimise the need for energy?	Uncertain
likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Milltary Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which runs through Canterbury itself.  8.1 Will it help to increase the share of energy generated from renewable sources?  Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]  Discussion and Assumptions:  Discussion and Coastal Erosion Wh	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?</li> <li>8.3 Will it help to manage and reduce the risks associated with coastal erosion?</li> <li>8.4 Will it reduce vulnerability to flooding and</li> <li>8.4 Will it reduce vulnerability to flooding and</li> </ul>	likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South	generated from renewable sources?	[Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and  Uncertain	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed'	the economy and the environment 8.1 Will it help to minimise the risk of flooding to	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if
section which runs through Canterbury itself.  associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and  Uncertain	recommended by the EA.  Inland sections of the district which are	development in areas at risk from flooding and	Not applicable
8.4 Will it reduce vulnerability to flooding and Uncertain	section which runs through Canterbury		Not applicable
·	itseii.	, ,	Uncertain
Discussion and Assumptions:		Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agriculture	al Land Classification: Grade 3
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA143: Sturry Hill, Sweechgate, Broad Oak

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
1. I em	Economy and Employment To acl ployment opportunities to everyo	nieve a strong and stable economy which one	offers rewarding and well located
•	The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
•	South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
•		1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.4 Will it help diversify the economy?	Uncertain
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
		1.7 Will it promote sustainable tourism?	Uncertain
		1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Limited en on this site and the adjoining site at this	nployment development proposed stage
	Take account of existing uses and loss o	f employment
2. Rural/Coastal Communities To se	ustain vibrant rural and coastal communitie	S
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and imp	rove the quality of inland and coastal water	'S
North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year     Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.      Area vulnerable to the effects of drought or changes in rainfall patterns.	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	3.3 Will it protect and improve ground and surface water quality?	Uncertain
	Discussion and Assumptions: There are The site is of sufficient size to allow development.	ponds to the north of the site. elopment location to minimise
4. Transport Reduce road traffic and	lits impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the	4.1 Will it reduce travel demand?	Minor Positive [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly
nine "A" and "B" roads that converge on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	negative]  Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Positive [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: The proportion shop.  [Make a particular reference to any particular such as bus links.]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is the south and the Special Landscape Are Part of the site is designated as Green Ga Sturry and Broad Oak. Some open space listed Mead Manor is located to the NW or Oak House is located to the NE of the site	a is less than 1km to the north.  ap, separating the villages of to be provided on site. Grade 2 f the site. Grade to listed Broad

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6.0	Seology and Biodiversity To avoi	d damage to geological sites and improve l	piodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	15 Sites of Special Scientific Interest (SSSI).		score minor negative. If it is advised that there is 'likely' to be
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically	No Impact
	important sites?	[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: There is kind in this area associated with the ponds to	nown to be Great Crested Newts the north
7. Climate Change, Energy and Air Q quality and promote energy efficience	duality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in	7.1 Will it reduce vulnerability to climate change?	No Impact
terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a		[Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain
One Air Quality management Area     (AQMA) declared - AQMA2 Canterbury     City Centre in respect of exceedences     of the annual mean nitrogen dioxide     (NO2) air quality objective (AQO).     Includes the main road around	generated nonintenewable sources:	[Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal en the economy and the environment	rosion which would be
Particular concern is the increased	8.1 Will it help to minimise the risk of flooding to	Uncertain
frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	existing and new developments/infrastructure?	[Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	
	Access to Services Share access	to services and benefits of prosperity fair	ly and improve wellbeing of
•	Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England 37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
•	5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
•	Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
•	currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Minor Positive [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
•	26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions: The proposarm shop.	osals include a local centre and
•	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10.	Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
•	The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
•	Canterbury Hospital does not have Accident and Emergency services. Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site >
		10.3 Will location encourage increased use of shops or services within town centre?	400 units or when distance >5km from town centre]  Significant Negative Impact [Sites located within town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustain	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ng available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?	Not applicable
	12.6 Will it reduce the level of homelessness in the District?	Uncertain
	Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
13. Quality of Life To improve the qu	ality of life for those living and working in	the District
For 2010/11, the number of notifiable	13.1 Will it reduce actual levels of crime?	Uncertain
offences in Canterbury recorded by the police for violence against a person	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
Life expectancy for females in	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultura	al Land Classification: Grade 3
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg     of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL COMM	MENTS.
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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA146: Site Opposite Hoath Court, Church Road, Hoath

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
Jobs (40.3% and 8.9% respectively). In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The Rushbourne and associated drains lie to the south and west, beyond 25m.	
4. Transport Reduce road traffic and	d its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particula such as bus links.]	ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
protect and maintain vulnerable asse	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
<ul> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> </ul>	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
Discussion and Assumptions: The SLA lies to the west of the s Wantsum Channel AHLV to the south. The site is within the Co Area at Hoath and forms part of the setting of two listed buildi		ne site is within the Conservation

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
6. (	sectogy and Blodiversity To avoi	d damage to geological sites and improve	blodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	No Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites.
•	15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)		score minor negative. If it is advised that there is 'likely' to be
•	49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	No Impact No impact unless site includes /or
			is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
		designated]	
	Discussion and Assumptions: .		
7. Climate Change, Energy and Air Quality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air	
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]	
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain	
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain	
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain	
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain	
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases     One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score	
(NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  • Average domestic consumption of	Discussion and Assumptions:	as positive]	
4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.			
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be	
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]	
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable	
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable	
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain	
	Discussion and Assumptions: g		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	Minor Negative [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	al Land Classification: Grade 2
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
	or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

<b>OVERALL</b>	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA148: Land North of Hersden

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To accemployment opportunities to everyone	hieve a strong and stable economy which cone	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.     73.9% of people of working age within Canterbury district were economically active (2011)     Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
jobs (40.3% and 8.9% respectively).  In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Significant Positive Impact [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: There was proposals for significant employment lan development. Subsequently, some emplosuggested at the eastern end of the site. located close to the site. Take account of employment	d to be provided alongside the syment land is now being Lakesview Business Park is also
2. Rural/Coastal Communities To su	stain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and impr	rove the quality of inland and coastal water	's
North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.  Area vulnerable to the effects of drought or changes in rainfall patterns.	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain
	Discussion and Assumptions: Sarre Penassociated drainage channels cross the	site.
4. Transport Reduce road traffic and	d its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad      Large net inflow of commuters into the area as well as an influx of secondary	4.1 Will it reduce travel demand?	Significant Positive Impact [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these
school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)		services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Positive Impact [Sites located within 800m of a bus route or train station (2 services per hour min) <b>and</b> within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the othe local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particular such as bus links.]	ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Minor Negative [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Wantsum Channel AHLV. There is evider settlement in this area. Although the profacilities, initial proposals do not show su	nce of a Roman or Iron age posal indicates some recreation

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		however, may be able to provide this with	
6. 0	Geology and Biodiversity To avoid	d damage to geological sites and improve l	piodiversity
	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: The site lie SAC, SPA and Ramsar. The Former Hers and Chislet Marshes, Sarre Penn and Pre north east. There are some trees and her areas of woodland close to the site in the	den Colliery LWS lies to the south ston Marshes LWS lies to the dgerow on the site and small
7. Climate Change, Energy and Air Quality and promote energy efficience	tuality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in	7.1 Will it reduce vulnerability to climate change?	No Impact
terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a		[Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as	7.6 Will it help to increase the share of energy generated from renewable sources?	Minor Positive
One Air Quality management Area     (AQMA) declared - AQMA2 Canterbury     City Centre in respect of exceedences     of the annual mean nitrogen dioxide     (NO2) air quality objective (AQO).	gonerated from renewable sources:	[Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal er	rosion which would be
Particular concern is the increased	8.1 Will it help to minimise the risk of flooding to	Uncertain
frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	existing and new developments/infrastructure?	[Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
	at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	
	Access to Services Share access eryone	to services and benefits of prosperity fair	ly and improve wellbeing of
•	Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact
	Wincheap have LSOAS in the 20% most deprived in England	conditions in the most deprived areas?	[No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
•	37 primary schools, seventeen secondary schools, two pupil referral units and two special schools		ward. Significant if Site > 100 drifts]
•	5,665 secondary places for years 7-11 will be required by 2012 and 5,078	9.2 Will it increase economic activity?	Significant Positive Impact
	places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017		[Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative
•	Canterbury is a net importer of secondary students (from neighbouring districts).		score j
•	Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
•	Approximately 700 pupils attend	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport,	Significant Positive Impact
•	grammar schools in Faversham, Canterbury and Thanet. Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.	culture, health, education, open space etc.)?	[Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
•	26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions:	
•	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10.	Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
•	The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
•	Canterbury Hospital does not have Accident and Emergency services. Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centrel

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centrel
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural eritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
2. Housing To make suitable hou	Discussion and Assumptions: sing available and affordable to everyone	
2. Housing To make suitable house Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units		Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	sing available and affordable to everyone  12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	sing available and affordable to everyone  12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
13.	Quality of Life To improve the qu	nality of life for those living and working in	the District
•	For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.1 Will it reduce actual levels of crime?	Uncertain
		13.2 Will it reduce the fear of crime?	Uncertain
		13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
•	Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.4 Will it promote healthy lifestyles?	Uncertain
		13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
_	lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
•	The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14.	Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil	I, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
		14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
		14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
		14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
		14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
		Discussion and Assumptions: Agricultural western and eastern ends of the site are 6 Grade 3.	al Land Classification: The Grade 2, the centre of the site
15. exi	Natural Resources To ensure the isting resources	e prudent use of natural resources and the	sustainable management of
	terial Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation an	d disposal of waste, and achieve sustainabl	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA172: Land Opposite Sweech Farm, Herne Bay Road, Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To employment opportunities to ever	achieve a strong and stable economy which or	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the		uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employee in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earning for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 an £405.70 respectively)	District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Tal loss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communiti	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Drains related to the Sarre Penn are linked to the site.	
4. Transport Reduce road traffic and	its impacts, promoting more sustainable i	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Significant Negative Impact [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Negative Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particular such as bus links.]	r known transport improvements,

Key questions/guidance	Sustainability Impacts				
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)					
5.1 Will it improve access to the countryside and open space?	Uncertain				
5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]				
5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]				
5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]				
5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]				
5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]				
5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain				
the north and the AHLV to the south. Sw	eech Farmhouse and associated				
	ment To protect and improve landscapes fets (including built and historic)  5.1 Will it improve access to the countryside and open space?  5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?  5.3 Will it protect and enhance Green Infrastructure throughout the district?  5.4 Will it improve access to urban open space?  5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?  5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?				

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
6. (	Seology and Biodiversity To avoic	d damage to geological sites and improve l	piodiversity
	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative where feature is designated]
	Discussion and Assumptions: This is a s wildlife site, protected species known to	
7. Climate Change, Energy and Air C quality and promote energy efficience	duality To reduce the causes and impacts o	of climate change, improve air
<ul> <li>Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases</li> <li>One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.</li> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>	7.1 Will it reduce vulnerability to climate change?  7.2 Will it reduce or minimise greenhouse gas emissions?  7.3 Will it maintain and improve local air quality?  7.4 Will it minimise the need for energy?  7.5 Will it increase efficiency in the use of energy?  7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions:	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]  Uncertain  Uncertain  Uncertain  Uncertain  [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
8. Flood Risk and Coastal Erosion T detrimental to the public well-being,  • Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  • Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?  Discussion and Assumptions:	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural neritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hou	sing available and affordable to everyone	
	· ·	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010)	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain
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Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Significant Positive Impact [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Significant Negative Impact
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact
	developed failu?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: This site is	s Grade 3 agricultural land
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

<b>OVERALL</b>	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA173: Land East of Upper Harbledown

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts		
Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain		
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.		
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.4 Will it help diversify the economy?	Uncertain		
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain		
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain		
	1.7 Will it promote sustainable tourism?	Uncertain		
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  Its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: [Make a particular reference to any particula such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and	Key questions/guidance	Sustainability Impacts
Baseline Information	71	, , , , , , , , , , , , , , , , , , ,
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is with The Blean to the north and the AHLV is located within the Upper Harbledown C buildings to the north-east of the site.	to the south and east. The site

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Minor Positive [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative where feature is designated]
	Discussion and Assumptions: This is a swildlife site, and with strong association overgrown with trees and scrub. Positiv to be balanced against existing ecologic	s with The Blean. The site is e score for habitat creation needs
7. Climate Change, Energy and Air C quality and promote energy efficien	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scor as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
. Flood Risk and Coastal Erosion T etrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury itself.	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	1

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	sation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
Average annual housing completion		
	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
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149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain	
recorded was 92 and 165 respectively.  Life expectancy for females in	13.4 Will it promote healthy lifestyles?	Uncertain	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:		
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative	
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative	
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative	
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously	Minor Negative	
	developed land?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact	
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: This site is Grade 1/2 agricultural land, not in agricultural use. Possible contamination issues associated with previous use.		
	e prudent use of natural resources and the	sustainable management of	
existing resources	15.1 Will it minimise the demand for raw materials?	Uncertain	
15. Natural Resources To ensure th existing resources  Material Assets, Soil		Uncertain Uncertain	

15.4 Will it increase efficiency in the use of raw materials and promote recycling?

Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg of household waste per household,     Of a furbish was appealed by the second of the se	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA174: Land adjoining GooseFarm, Shalloak Road, Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
<ul> <li>South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> </ul>	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take account of existing uses and loss of employment	
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
4. Transport Reduce road traffic and	Discussion and Assumptions:  Its impacts, promoting more sustainable	modes of transport	
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]	
On the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]	
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions:  [Make a particular reference to any particular known transport improvements, such as bus links.]		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes feets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Minor Negative [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is to the north and the AHLV to the south. I building is located to the north.	

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6.0	Seology and Biodiversity To avoi	d damage to geological sites and improve	piodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant/Minor Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant/Minor Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

Su 3a	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: There is k (Great Crested Newts) in this area - withi	nown to be protected species n 200m of pond.
. ( Ui	Climate Change, Energy and Air Cality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however,	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
	Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scores positive]
	Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.	Discussion and Assumptions:	
. l	Flood Risk and Coastal Erosion T	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
	recommended by the EA. Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
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		Discussion and Assumptions:	
	Access to Services Share access	Discussion and Assumptions: to services and benefits of prosperity fairl	y and improve wellbeing of

Sustai Baseli	nability Objectives and ne Information	Key questions/guidance	Sustainability Impacts
Wi mo	ncheap have LSOAS in the 20% ost deprived in England primary schools, seventeen condary schools, two pupil referral its and two special schools		located in identified disadvantaged ward. Significant if site > 100 units]
• 5,6 will pla sui scl Th rer yea 20	365 secondary places for years 7-11 I be required by 2012 and 5,078 aces by 20 17, allowing for 5% rplus capacity within secondary hools over the district as a whole. ese figures suggest a need to move 275 secondary places for ars 7-11 by 2012 and 862 places by 17 anterbury is a net importer of condary students (from neighbouring	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
• So	stricts). The schools such as Herne Bay high	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>Ap gra         Ca</li> <li>Ca         ma         in a         the</li> </ul>	hool over subscribed and others rrently undersubscribed.  uproximately 700 pupils attend armar schools in Faversham, anterbury and Thanet.  unterbury Christ Church University ain campus is based in Canterbury, addition the University of Kent and a University of Creative Arts both ve campuses in Canterbury.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
26 lev	.6% of the population have NVQ rel 4 or above. This is lower than for a South East (33.9%) and Great itain as a whole (31.3%).	Discussion and Assumptions:	
qu: wo tha	rcentage of the population with no alifications at all is 7.2% of the brking age population which is lower an as the South East (8.5%) and eat Britain as a whole (11.3%).		
10. Su	stainable Living and Revitalisa	ation To revitalise town and rural centres a	and to promote sustainable living
	e closest A&E services are in argate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Ca Ac • Ne Es	interbury Hospital does not have cident and Emergency services. ewly opened minor injury unit at tuary View Medical Centre in easalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of	12.1 Will it encourage more access to affordable	Minor Positive
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to	Uncertain
	meet residents' needs and aspiration and create balanced communities?	Oncertain
	balanced communities?  12.4 Will it reduce the number of unfit and empty	Not applicable
	balanced communities?	
	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Not applicable  Not applicable
13. Quality of Life To improve the	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable  Not applicable  Uncertain
<ul><li>13. Quality of Life To improve the</li><li>For 2010/11, the number of notifiable</li></ul>	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Not applicable  Not applicable  Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Not applicable  Not applicable  Uncertain  the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the	balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?  13.2 Will it reduce the fear of crime?	Not applicable  Not applicable  Uncertain  the District  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 70.5 person which were also precised.	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more su	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: This site is	s Grade 3 agricultural land.
15. Natural Resources To ensure the	e prudent use of natural resources and the	sustainable management of
existing resources  Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable

Sustainability C Baseline Inform		Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions:	
16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste			
	interbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.		16.2 Will it encourage the recycling of waste?	Uncertain
<ul> <li>In 2009/10 residents produced 479kg of household waste per household,</li> </ul>	16.3 Will it increase the demand for recycled materials?	Uncertain	
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>		Discussion and Assumptions:	1
recycling cent district; the Ca	s two household waste res within Canterbury anterbury Recycling e Herne Bay Household ing Centre.		

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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA177: Land between Sturry Hill A291 and Shalloak Road North of railway Sturry / Broad Oak

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East.	1.2 Will it encourage investment in businesses,	Significant Positive Impact
<ul> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> </ul>	people and infrastructure for the long term?	[Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
<ul> <li>In 2011 median gross weekly earnings for employees in Canterbury District</li> </ul>	1.3 Will it increase the number of businesses in the	Minor Positive
was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	District?	[Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to	Significant Positive Impact [Minor positive if the site is within

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	transport links?	30mins public transport time of an employment site. Significant positive score for sites >400 units]
	Discussion and Assumptions: Limited el proposed.	mployment development
	Take account of existing uses and loss of	of employment
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	28
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Significant Positive Impact
		[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Significant Positive Impact [Proposed sites in Herne Bay,
		Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Significant Positive Impact [All sites of 15 units or over or ½
		hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal wate	rs
North Kent and Swale CAMS area is	3.1 Will it minimise the adverse effects on ground	Significant Negative Impact
one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year  Stour CAMS area covers much of	and/or surface water quality?	[All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as
<ul> <li>inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of</li> </ul>		coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water
drought or changes in rainfall patterns.		bodies, also score a minor negative. Sites > 25m score no

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain
4 Transport Boduce road traffic and	Discussion and Assumptions: There are significant drain related to the River Stou	ir.
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>	4.1 Will it reduce travel demand?	Significant Positive Impact [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Significant Positive Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: A signification within 800m of the three services. The singular properties of the proposal includes improving bus ser link road to Broad Oak crossing (enabling providing additional parking for the station [Make a particular reference to any particular partic	te is close to Sturry Station and a the eastern boundary of the site. vices, potentially creating a new g avoidance Sturry crossing) and on.

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
5. (	Countryside and Historic Environ Nect and maintain vulnerable ass	such as bus links.]  ment To protect and improve landscapes for	or both people and wildlife and to
•	The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
•	In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
•	listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
		5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
		5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Most site is located within the AHLV and the Special Landscape Area is less than 1km to the north of the northernmost part of the site. A significant part of the site is Ancient Woodland. Part of the site is designated as Green Gap, separating the villages of Sturry and Broad Oak. Some open space and parkland to be provided on site. A small part of the site is included in the Sturry Conservation Area.	
Regionally Important Geological Site	d damage to geological sites and improve be 6.1 Will it avoid damage to and enhance species	biodiversity  Significant Negative Impact
(RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit  Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and	and habitats?	[No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national
Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally
Two National Nature Reserves (Blean Woods and Stodmarsh).		designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
<ul> <li>15 Sites of Special Scientific Interest (SSSI).</li> <li>10 Local Nature Reserves (LNR)</li> <li>49 Local Wildlife Sites</li> </ul>		score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
- TO ESSAI VIIIAINO ORGS	6.2 Will it minimise habitat fragmentation?	
		Significant Negative Impact No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']

	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Minor Positive [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: There are in this area associated with the ponds to Ancient Woodland and protected species enhancement is proposed, but this need habitat and fragmentation.	the north. Part of this site is are highly likely. Some habitat
7. Climate Change, Energy and Air quality and promote energy efficier	Quality To reduce the causes and impacts oncy	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
<ul> <li>itself.</li> <li>Water resources in the area are also</li> </ul>	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Minor Positive [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	L
<ul> <li>Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.</li> </ul>		

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
8. F	Flood Risk and Coastal Erosion T trimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	
	Access to Services Share access eryone	to services and benefits of prosperity fairl	y and improve wellbeing of
•	Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England 37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
•	5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	Significant Positive Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
•	Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
•	currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Significant Positive Impact [Score significant positive if proposed site is within 800m
•			walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
•	26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions: The propospace and farm shop.	sals include a local centre, open
•	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
10. Sustainable Living and Revital	isation To revitalise town and rural centres a	and to promote sustainable living	
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain	
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]	
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]	
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable	
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain	
	Discussion and Assumptions:		
11. High Quality Design and Susta	inability To encourage sustainable design a	nd practice	
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain	
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain	
	11.3 Will it affect light and noise pollution?	Uncertain	
	Discussion and Assumptions:		
12. Housing To make suitable hou	sing available and affordable to everyone		
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	12.2 Will it encourage access to decent housing?	Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?	Not applicable
	12.6 Will it reduce the level of homelessness in the District?	Uncertain
	Discussion and Assumptions:	
13. Quality of Life To improve the qu	ality of life for those living and working in	the District
For 2010/11, the number of notifiable	13.1 Will it reduce actual levels of crime?	Uncertain
offences in Canterbury recorded by the police for violence against a person	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
Life expectancy for females in	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]

Sus Bas	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
		Discussion and Assumptions: Agricultura and 3 and a substantial proportion of the	al Land Classification: Grade 2 site is in non-agricultural use.
	Natural Resources To ensure the sting resources	prudent use of natural resources and the	sustainable management of
Mate	erial Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
		15.2 Will it promote the use of local resources?	Uncertain
		15.3 Will it reduce minerals extracted and imported?	Uncertain
		15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
		15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused	16.3 Will it increase the demand for recycled materials?	Uncertain
•	or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA187: Hoplands Farm, Island Road, Hersden

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts				
Economy and Employment To accemployment opportunities to everyone	I. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone					
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain				
<ul> <li>Wales average and notably below the South East.</li> <li>73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> <li>In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)</li> </ul>	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.				
	1.3 Will it increase the number of businesses in the District?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
	1.4 Will it help diversify the economy?	Uncertain				
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain				
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain				
	1.7 Will it promote sustainable tourism?	Uncertain				
	1.8 Will it help meet the employment needs of local people?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]				
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]				

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: A substantial amount of employment land is indicated as part of the proposal.  Take account of existing uses and loss of employment	
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive
		[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by	Minor Positive
	stimulating demand?	[Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and imp	prove the quality of inland and coastal water	'S
North Kent and Swale CAMS area is	3.1 Will it minimise the adverse effects on ground	No Impact
one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year  Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.  Area vulnerable to the effects of drought or changes in rainfall patterns.	and/or surface water quality?	[All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no
	3.2 Will it avoid adverse impacts on coastal waters,	impact]  Not applicable

Key questions/guidance	Sustainability Impacts
3.3 Will it protect and improve ground and surface water quality?	Uncertain
Discussion and Assumptions: The site is associated with Stodmarsh, an internation Runoff from this site could potentially have land.	onally important wetland site.
l its impacts, promoting more sustainable	modes of transport
4.1 Will it reduce travel demand?	Significant Positive Impact [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
4.3 Will it encourage walking, cycling and use of public transport?	Significant Positive Impact [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
4.5 Will it reduce the need to travel?	Uncertain
Discussion and Assumptions: [Make a particular reference to any particular such as bus links.]	ar known transport improvements,
	3.3 Will it protect and improve ground and surface water quality?  Discussion and Assumptions: The site is associated with Stodmarsh, an internatic Runoff from this site could potentially his wetland.  4.1 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 necourage walking cycling and use of public transport?  4.5 Will it reduce the need to travel?  Discussion and Assumptions:  [Make a particular reference to any particular reference to any particular reference is a surface water and a surface water

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ	ment To protect and improve landscapes fo	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO	ets (including built and historic)  5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Significant Negative Impact [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Stodmarsl undesignated landscape. The proposal in on that part of the site adjacent to Stodm	ncludes a possible country park

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6. Geology and Biodiversity To avoid	d damage to geological sites and improve	biodiversity
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh). Two National Nature Reserves (Blean Woods and Stodmarsh).  To Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Significant Negative Impact  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically	No Impact

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		important sites?	[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
		Discussion and Assumptions: Adjacent to a LWS and is adjacent the Stodmarsh development of the site would almost certain Assessment under the Habitat Regulation	SSSI, SAC, SPA, Ramsar, and the rtainly require Appropriate
7. 0 qua	Climate Change, Energy and Air C ality and promote energy efficienc	Quality To reduce the causes and impacts o	of climate change, improve air
•	_	7.1 Will it reduce vulnerability to climate change?	Uncertain [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
•	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
•	likely to be placed under stress as overall rainfall in the region decreases	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
	Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions: The south flooding. The current proposal indicates this area set aside as a country park.	
•	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. F	Flood Risk and Coastal Erosion T trimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
		8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		1	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: The south flooding. The current proposal indicates this area set aside as a country park.	nern part of the site is at risk of s development to the north, with
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
<ul> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> </ul>	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantage ward. Significant if site > 100 units
5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	Minor Positive [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	Significant Positive Impact [Score significant positive if proposed site is within 800m walking distance of primary schoo convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
have campuses in Canterbury.  26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%). percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).	Discussion and Assumptions: Hersden I as an area of deprivation concern, but no wards. A substantial amount of employs the proposal.	o longer in the worst performing
0. Sustainable Living and Revitalis	sation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and Canterbury Hospital does not have	10.1 Will it improve townscapes/rural centres and physical assets?      10.2 Will it encourage more people to live in town	Uncertain Significant Negative Impact
Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	centres?	[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

10.3 Will location encourage increased use of shops or services within town centre?

Significant Negative Impact [Sites located within town centre will score significantly positive.

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustain	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?	Significant Positive Impact [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Significant Positive Impact [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.5 Will it reduce the number of empty homes?	Not applicable
	12.6 Will it reduce the level of homelessness in the District?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
13. Quality of Life To improve the qu	ality of life for those living and working in	the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	13.1 Will it reduce actual levels of crime?	Uncertain
	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
Life expectancy for females in  Contact burn district at birth was 93.4.	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
<ul><li>lower than the South East (79.4).</li><li>The 2001 census data reports that of</li></ul>	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Significant Negative Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultura with NW corner Grade 2. Contamination due to proximity with colliery.	al Land Classification Grade 3, investigation would be required
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	d disposal of waste, and achieve sustainabl	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg of household waste per household,  15.00/	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
<ul> <li>Total of 63 recycling sites across         Canterbury district. Of these 27 are in         Canterbury, 16 in Whitstable, 8 in         Herne Bay with the remaining 12 in the         villages around the district.     </li> </ul>	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL COMMENTS
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**Discussion and Assumptions:** 

## SUSTAINABILITY APPRAISAL SHLAA188: 30 Churchwood Close, Rough Common

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment To ac employment opportunities to every	hieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	,
3. Water Quality To protect and im	prove the quality of inland and coastal water	'S
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  Its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
On the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: [Make a particular reference to any particula such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and	Key questions/guidance	Sustainability Impacts
Baseline Information		,
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.  There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens  Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is Landscape Value. The Special Landscap is within 1km to the west. Adjacent to the The site is used informally for recreation.	e Area associated with The Blean e Harbledown Conservation Area.

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
c	See Jewy and Biodiversity To avai		
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts	d damage to geological sites and improve  6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where
•	and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and		habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally
•	Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	(SSSI). 10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions: Very sens protected species to be present. A large trees and woodland.	itive site and highly likely for proportion of the site established
7. Climate Change, Energy and Air Quality and promote energy efficience	quality To reduce the causes and impacts or	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
<ul> <li>Inland sections of the district which are at risk of flooding particularly areas</li> </ul>	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.  • Water resources in the area are also	7.5 Will it increase efficiency in the use of energy?	Uncertain
likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South	7.6 Will it help to increase the share of energy generated from renewable sources?  Discussion and Assumptions: A drain ru of the site.	Uncertain  [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]  ns along the entire eastern edge
<ul> <li>8. Flood Risk and Coastal Erosion To detrimental to the public well-being,</li> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for</li> </ul>	o reduce the risk of flooding and coastal e the economy and the environment 8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site
most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	included in Flood Risk Area when score as negative. Significant if flood zone 3]  Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions: A drain ru of the site.	ns along the entire eastern edge

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
units and two special schools 5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017 Canterbury is a net importer of secondary students (from neighbouring districts).	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	10.2 Will it encourage more people to live in town centres?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Sustai	nability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
12. Housing To make suitable hous	ing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive]  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units mino positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.  Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally lower than the South East (79.4).	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain	
	13.4 Will it promote healthy lifestyles?	Uncertain	
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
	13.6 Will it promote sport and physical activity?	Uncertain	
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:		
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Negative	
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative	
		[PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative	
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as n impact]	
	Discussion and Assumptions: Agricultural Land Classification: Grade 3/ non-agricultural.		
15. Natural Resources To ensure the	e prudent use of natural resources and the	sustainable management of	
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
	15.2 Will it promote the use of local resources?	Uncertain	
	15.3 Will it reduce minerals extracted and imported?	Uncertain	
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain	
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15.5 Will it minimise the use of water and increase

Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		efficiency in water use?	
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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## SUSTAINABILITY APPRAISAL SHLAA200: Westbere Quarry, Island Road, Westbere

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Economy and Employment To employment opportunities to ever	achieve a strong and stable economy which or	offers rewarding and well located
The economic performance of Canterbury is below the England and Wales average and notably below the		uncertain
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employee in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly earning for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Talloss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		Significant Negative Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: There are ponds on the site	
4. Transport Reduce road traffic and	its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the only)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particul such as bus links.]	lar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable asset	ment To protect and improve landscapes fo ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: Part of the used informally for recreation. Adjacent	

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoid	d damage to geological sites and improve l	oiodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts	6.1 Will it avoid damage to and enhance species and habitats?	Significant Negative Impact [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where
	and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).		impact/minor negative impact. If proposed site includes or is
•	15 Sites of Special Scientific Interest (SSSI).		adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Significant Negative Impact  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions: This is a s species will be present. Much of the site significant ponds.	sensitive site and protected is wooded and there are
	Climate Change, Energy and Air Cality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
•	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
•	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
•	Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive]
		Discussion and Assumptions:	
	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
B. I	Flood Risk and Coastal Erosion T trimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
•	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
•	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	I
). <i>i</i>	Access to Services Share access eryone	to services and benefits of prosperity fairl	y and improve wellbeing of

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
•	Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England 37 primary schools, seventeen	conditions in the most deprived areas?	[No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
	secondary schools, two pupil referral units and two special schools		
•	5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017  Canterbury is a net importer of secondary students (from neighbouring	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
	districts).  Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
•	currently undersubscribed.  Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school,
•	Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.		convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
•	26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions:	
•	percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).		
10.	Sustainable Living and Revitalis	ation To revitalise town and rural centres a	nd to promote sustainable living
•	The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
	Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Minor Negative
•	Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
		10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
12. Housing To make suitable hou	sing available and affordable to everyone	
-	,	M. D. W.
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	12.2 Will it encourage access to decent housing?	Minor Positive
		[Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?	Uncertain
	40.414503	
	12.4 Will it reduce the number of unfit and empty homes?	Not applicable
	12.4 Will it reduce the number of untit and empty homes?  12.5 Will it reduce the number of empty homes?	Not applicable  Not applicable
	homes?	
	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Not applicable
13. Quality of Life To improve the	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Not applicable  Uncertain
<ul><li>13. Quality of Life To improve the</li><li>For 2010/11, the number of notifiable</li></ul>	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Not applicable Uncertain
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Not applicable  Uncertain  the District
For 2010/11, the number of notifiable offences in Canterbury recorded by the	homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?  13.2 Will it reduce the fear of crime?	Not applicable Uncertain  the District Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was 78.5 years which was also marginally	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:		
14. Use of Land To deliver more su	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: Agricultural Land Classification: Grade 3, but much of site former quarry and wooded.		
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of	
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
	15.2 Will it promote the use of local resources?	Uncertain	
	15.3 Will it reduce minerals extracted and imported?	Uncertain	
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain	
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain	
	15.6 Will it protect water resources?	Uncertain	
	15.7 Will it encourage farming practices sensitive to	Not applicable	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	the character of the countryside?	
	Discussion and Assumptions:	
16. Waste To reduce generation a	nd disposal of waste, and achieve sustainabl	e management of waste
In 2009/10 Canterbury produced     Canterbury pro	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg of household waste per household,     15 20/ of which was appealed as a second of the s	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	1
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA203: Former Wyevale Garden Centre, London Road, Harbledown

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
1. Economy and Employment employment opportunities to	To achieve a strong and stable economy which o	offers rewarding and well located
The economic performance of Canterbury is below the England Wales average and notably below		uncertain
South East.  73.9% of people of working age of Canterbury district were economicative (2011)  Service sector is the largest emplin Canterbury (88%) with public sand tourism related employers contributing the greatest proportious (40.3% and 8.9% respective)	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?  over ector  on of	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
In 2011 median gross weekly ear for employees in Canterbury Dist was almost £361.00, which is low than average county, regional an national levels (£382.10, £422.00 £405.70 respectively)	nings rict District?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.4 Will it help diversify the economy?	Uncertain
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
	1.7 Will it promote sustainable tourism?	Uncertain
	1.8 Will it help meet the employment needs of local people?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: This site w Garden Centre for retail/nursury activities	vas previously used by Wyvale s.
	Take account of existing uses and loss o	f employment
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communitie	S
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and imp	rove the quality of inland and coastal water	'S
North Kent and Swale CAMS area is	3.1 Will it minimise the adverse effects on ground	No Impact
one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year  Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.  Area vulnerable to the effects of drought or changes in rainfall patterns.	and/or surface water quality?	[All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	impact]  Not applicable

3 Will it protect and improve ground and surface ater quality? iscussion and Assumptions:  impacts, promoting more sustainable  1 Will it reduce travel demand?  2 Will it improve transport of goods/people by one sustainable means?  3 Will it encourage walking, cycling and use of ublic transport?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]  Uncertain  Minor Negative [Sites located within 800m of a bus
impacts, promoting more sustainable  Will it reduce travel demand?  Will it improve transport of goods/people by ore sustainable means?  Will it encourage walking, cycling and use of	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]  Uncertain  Minor Negative
2 Will it improve transport of goods/people by ore sustainable means?  3 Will it encourage walking, cycling and use of	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]  Uncertain  Minor Negative
2 Will it improve transport of goods/people by ore sustainable means? 3 Will it encourage walking, cycling and use of	[Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]  Uncertain  Minor Negative
ore sustainable means?  3 Will it encourage walking, cycling and use of	distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]  Uncertain  Minor Negative
ore sustainable means?  3 Will it encourage walking, cycling and use of	Minor Negative
	route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	Uncertain
5 Will it reduce the need to travel?	Uncertain
Make a particular reference to any particula	ar known transport improvements,
	4 Will it help to reduce traffic congestion and prove road safety? 5 Will it reduce the need to travel? iscussion and Assumptions: Make a particular reference to any particular as bus links.]

Sus	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
5. ( pro	Countryside and Historic Environ tect and maintain vulnerable ass	ment To protect and improve landscapes fo ets (including built and historic)	or both people and wildlife and to
•	The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Minor Negative [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant	
	Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*		negative]
•	listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Positive [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
		5.4 Will it improve access to urban open space?	No Impact
			[Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
		5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
		5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Significant Negative Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
		5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
		Discussion and Assumptions: The site is boundary to the Special Landscape Area There are numerous footpaths to the norwithin the Upper Harbledown Conservation listed building some distance to the east. developed with warehouse type buildings	associated with the Blean Woods. th giving access to the Blean. It is on Area and there is a group of The existing site is previously

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
6 Coology and Riediversity To avoi	d damage to geological sites and improve	hiodivorcity
Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA). Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh). Two National Nature Reserves (Blean Woods and Stodmarsh).  To Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
	6.2 Will it minimise habitat fragmentation?	Uncertain  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
	6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
	6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
	6.5 Will it avoid damage to and protect geologically	No Impact

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	important sites?	[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]
	Discussion and Assumptions: The site is regarding protected species but a LWS a across the road from the site in the north	ssociated with The Blean is
7. Climate Change, Energy and Air C quality and promote energy efficien	Quality To reduce the causes and impacts o	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.  Water resources in the area are also	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain  [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then scor as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions:	
9. Access to Services Share access everyone	to services and benefits of prosperity fairly	y and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	Minor Negative [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m
<ul> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> </ul>		walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).	Discussion and Assumptions:	
<ul> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>		
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	nd to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.	10.2 Will it encourage more people to live in town centres?	Minor Negative
Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.		[Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Minor Negative [Sites located within town centre will score significantly positive. Sites in the wider urban areas

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
	Discussion and Assumptions:	
	sing available and affordable to everyone	
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	sing available and affordable to everyone  12.1 Will it encourage more access to affordable housing?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
offences in Canterbury recorded by the police for violence against a person	13.2 Will it reduce the fear of crime?	Uncertain
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
<ul> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	Discussion and Assumptions:	
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise	Minor Positive
	development on greenfield land)?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded	Minor Positive
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Positive
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously	Minor Positive
	developed land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact
		[Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultural	al Land Classification: Non-
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
•	<u> </u>	<u> </u>

15.2 Will it promote the use of local resources?

15.4 Will it increase efficiency in the use of raw

15.3 Will it reduce minerals extracted and imported?

Uncertain

Uncertain

Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	materials and promote recycling?	
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain
	15.6 Will it protect water resources?	Uncertain
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
	Discussion and Assumptions:	
16. Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
In 2009/10 residents produced 479kg     of household waste per household,     15 20% of helidades.	16.3 Will it increase the demand for recycled materials?	Uncertain
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
Total of 63 recycling sites across     Canterbury district. Of these 27 are in     Canterbury, 16 in Whitstable, 8 in     Herne Bay with the remaining 12 in the     villages around the district.	Discussion and Assumptions:	
KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

OVERALL C	OMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA204: Land north of A28, Upstreet

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts		
Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone				
The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain		
South East.  73.9% of people of working age within Canterbury district were economically active (2011)  Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.		
In 2011 median gross weekly earnings for employees in Canterbury District was almost £361.00, which is lower than average county, regional and national levels (£382.10, £422.00 and £405.70 respectively)	1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.4 Will it help diversify the economy?	Uncertain		
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain		
	1.6 Will it help to foster growth in the knowledge based economy?	Uncertain		
	1.7 Will it promote sustainable tourism?	Uncertain		
	1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]		
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	es
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		Uncertain  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: There is a although at the time of the site visit was i	
4. Transport Reduce road traffic and	l its impacts, promoting more sustainable i	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad  Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	4.2 Will it improve transport of goods/people by more sustainable means?	Uncertain
	4.3 Will it encourage walking, cycling and use of public transport?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?	Uncertain
	4.5 Will it reduce the need to travel?	Uncertain
	Discussion and Assumptions: [Make a particular reference to any particular such as bus links.]	ir known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is AHLV, and close to Upstreet Farmhouse, footpaths giving access to the countrysic	a listed building. There are

Su Ba	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
о. (	Seology and Biodiversity 10 avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is
•	(SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites		advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Discussion and Assumptions: The site is mainly rough grassland and scrub, with a small pond to the east.  7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency  7. Will it reduce vulnerability to climate change?  1. Indiand scribing and drought to Cardiority particular concern is the increased frequency and severity of coastal flood events. EA propose Hoth Particular concern is the increased frequency and severity of coastal flood events. EA propose Hoth Particular concern is the increased frequency and severity of coastal flood events. EA propose Hoth Particular concern is the increased flooding particularly areas at risk of flooding particularly areas and under the proposed service of coastal flood events. EA propose Hoth Particular concern is the increased flooding particularly areas are also likely to be placed under stress as overall rainfall in the region decreases.  One Air Quality management Area (ACMA) declared. ACMAY Cardior in respect of exceedances of the annual mean nitrogen dioxide (NO2) air quality objective (ACO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the ACRIA (ACAIA) declared. ACMAY Cardior in respect of exceedances of the annual mean nitrogen dioxide (NO2) air quality objective (ACO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the ACRIA (ACAIA) declared. ACMAY Cardior into interest and various roads feeding into it including parts of the ACRIA (ACAIA) declared. ACMAY Cardior into interest and various roads feeding into it including parts of the ACRIA (ACAIA) declared. ACRIA Cardior into into into into the control of the decentral particular and account of the decentral particular	Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
scrub, with a small pond to the east.  7. Climate Change, Energy and Air quality and promote energy efficiency  • Climate change poses a threat both in terms of flooding and drought to Carnetbury. Particular concerns is a constal flood events. EA propose Hold the Line for most coastline, however, between Reculver and Minnis Bay a managed realignment strategy has been recommended by the EA.  1. Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  2. Will it reduce or minimise greenhouse gas emissions?  7.3 Will it maintain and improve local air quality? Uncertain  7.4 Will it minimise the need for energy?  7.5 Will it minimise the need for energy?  7.6 Will it minimise the need for energy?  9. Water resources in the area are also likely to be placed under stress as overall rainfall in the region doctoreases.  9. One Air Quality management Area (ACMA) declared -ACMAS Carnetbury City Centre in respect of exceedeness of the annual mean antiogen double (NO2) air quality objective (ACO).  1. Cannetbury oit centre and vairous roads feeding into it including parts of the A28, A205 and A280. The earlier ACMA (ACMAT Broad Street/Millary Road) declared in 2008 is incorporated within ACMA 2.  1. Average demestic consumption of 4, A227 KWh.  1. Particular concern is the increased frequency and severity of costal flood events. EA propose Hold the Line for most coastline; however, between Reculver and Minnis Bay a 'managed crealing and the line for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  1. Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the socion which runs through Canterbury rises!  1. Will it help to increase the share of energy dements consumption of 4, A227 KWh.  2. Will it help to increase the share of energy and received the risk of flooding and coastal erosio			designated]
Climate change poses a threat both in terms of flooding and drought to Cantofury. Particular concern is the increased frequency and severity of coastal flood events. EA propose in the area are also likely to be placed under stress as everal rainfall in the region decreases of the annual mean nitrogen dioxide (NC2) air quality of place in respect of exceedences of the ARA AZOS and AZD). The earlier AMMA (ACMAT Broad Street/Minary Rad) declared in including parts of the AZBA AZOS and AZD). The earlier AMMA (ACMAT Broad Street/Minary Rad) declared in including parts of the AZBA AZOS and AZD). The earlier AMMA (ACMAT Broad Street/Minary Rad) declared in including parts of the AZBA AZOS and AZD). The earlier ACMA (ACMAT Broad Street/Minary Rad) declared in the South East of 4,725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosions which runs the increased frequency and severity of coastal flood events. EA propose Hold the Line for most coastifications of the Max Axis as been recommended by the EA.  8. Plood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be determined to the public well-being, the economy and the environment flood zone 3 in the proposed site is size where number of units and account for the AZBA Axis and the AZBA			mainly rough grassland and
terms of flooding and drought to Cantebruy. Particular concerns is the increased frequency and severity of coastal flood events. EA propose Hold the Line for most coastline; however, between Reculver and Minnis Bay a managed realignment strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section whitch runs through Canterbury itself.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases of the annual mean introgen dioxide (NC2) air quality objective (ACO). Includes the main road around Canterbury city Centre in respect of exceedences of the annual mean introgen dioxide (NC2) air quality objective (ACO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A2B, A2C60 and A2S0. The earlier ADMA (ACMA1 Broad Street/Milary Read) doctaned in 2006 is incorporated with AQMA 2.  Average domestic consumption of 4, 227 KWh. compared to an average domestic consumption within the South East of 4,725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be developments/infrastructure?  Particular concern is the increased frequency and severity of coastal flood events. EA propose Hold the Line for most coastilline, however, between Reculver and Minnis Bay a managed realignment strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  8. 4 Will it the propose district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  8. 4 Will it the propose district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  8. 4 Will it the propose through the propose	7. Climate Change, Energy and Air Cquality and promote energy efficience	Quality To reduce the causes and impacts o	of climate change, improve air
Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases on One Air Chuality management Area (AQMA) declared a AQMA/2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA) Ediared in 2006 is incorporated within AQMA 2.  A verage domestic consumption of 4,227 KWh.  S. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment  S. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be existing and new developments/infrastructure?  Particular concern is the increased frequency and severity of coastal flood events. EA propose Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury titself.  A will it help to discourage inappropriate development in areas at risk flooding and coastal erosion?  B. Will it help to discourage inappropriate development in areas at risk flooding and coastal erosion?  B. Will it help to manage and reduce the risks associated with coastal erosion?  B. Will it help to manage and reduce the risks associated with coastal erosion?  B. Will it help to manage and reduce the risks associated with coastal erosion?	terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however,	7.1 Will it reduce vulnerability to climate change?	Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone
at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  **Water resources in the area are also likely to be placed under stress as overall crinifall in the region decreases*  **One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NC2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A227 KVM compared to an average domestic consumption within the South East of 4,725 KVM.   **String And Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment  **String and new developments/infrastructure?*  **Inland sections of the district which are at risk of flooding and coastal erosion of the Sixty and the River Stour, including the section which runs through Canterbury itself.  **Still it increase efficiency in the use of energy?  7.5 Will it help to increase the share of energy?  **Uncertain*    Score as uncertain unless proposed site is size where number of units > 750 assuming dwelling density of 30 dph and could support CHP and then score as positive]    Discussion and Assumptions:    Discussion and Assumptions:    Discussion and Assumptions:			Uncertain
section which runs through Canterbury itself.  Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases One Air Quality management Area (AGMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AGO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A2A, A2050 and A290. The earlier AQMA (AGMA1 Broad Street/Millitary Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh. compared to an average domestic consumption within the South East of 4,725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment.  Particular concern is the increased frequency and severity of coastal flood events. EA propose Hold the Liner forms coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding the section which runs through Canterbury itself.  8.4 Will it help to discourage inappropriate development in a reas at risk from flooding and coastal erosion?  Uncertain  Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score as positive.  In the proposed Hold the Liner forms to an average domestic consumption within the South East of 4,725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which with the proposed the experiment of the experime		7.3 Will it maintain and improve local air quality?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases One Air Quality management Area (AOMA) declared - AOMA2 Canterbury City Centre in respect of exceedences of the annual mean introgen dioxide (NO2) air quality objective (AOO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AOMAT Broad Street/Milliary Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.  8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding the section which runs through Canterbury itself.  8.4 Will it help to discourage inappropriate development is raeas at risk of flooding and coastal erosion?  8.5 Will it help to discourage inappropriate development is raeas at risk of flooding and coastal erosion?  8.6 Will it help to discourage inappropriate development is raeas at risk of flooding and coastal erosion?  8.7 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.8 Will it help to manage and reduce the risks associated with coastal erosion?  8.9 Will it help to manage and reduce the risks associated with coastal erosion?		7.4 Will it minimise the need for energy?	Uncertain
likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA) Ecolared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.  B. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment  Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline', however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  A.4 Will it reduce vulnerability to flooding and coastal erosion?  A.5 Will it help to increase the share of energy generated from renewable sources?  C.6 Will it help to increase the share of energy generated from renewable sources?  Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 ph and could support CHP and then score as positive]  Discussion and Assumptions:  Spositive]  Spositive]  Uncertain	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
<ul> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> <li>8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</li> <li>8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?</li> <li>8.3 Will it help to manage and reduce the risks associated with coastal erosion?</li> <li>8.4 Will it reduce vulnerability to flooding and coastal erosion?</li> <li>9.4 Will it reduce vulnerability to flooding and coastal erosion?</li> </ul>	likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.  Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South	generated from renewable sources?	[Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then score
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.  8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?  8.3 Will it help to manage and reduce the risks associated with coastal erosion?  8.4 Will it reduce vulnerability to flooding and coastal erosion?  Uncertain	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed'	the economy and the environment  8.1 Will it help to minimise the risk of flooding to	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if
section which runs through Canterbury itself.  8.4 Will it reduce vulnerability to flooding and coastal erosion?  Uncertain	recommended by the EA.  Inland sections of the district which are	development in areas at risk from flooding and	Not applicable
8.4 Will it reduce vulnerability to flooding and coastal erosion?  Uncertain	section which runs through Canterbury		Not applicable
Discussion and Assessed to the	115UII.	, , , , , , , , , , , , , , , , , , , ,	Uncertain
Discussion and Assumptions:		Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	al Land Classification: Grade 2
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	In 2009/10 Canterbury produced	16.1 Will it reduce the amount of waste generated?	Uncertain
	61,726 tonnes of municipal waste and 55,834 of household waste.	16.2 Will it encourage the recycling of waste?	Uncertain
•	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain
	45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•	Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.	Discussion and Assumptions:	<u>I</u>
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

<b>OVERALL</b>	COMMENTS.
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## SUSTAINABILITY APPRAISAL SHLAA205: Land at Grove Ferry Hill, Upstreet

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
1. E	conomy and Employment To acl	nieve a strong and stable economy which one	offers rewarding and well located
•	The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
	South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
•		1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.4 Will it help diversify the economy?	Uncertain
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
		1.7 Will it promote sustainable tourism?	Uncertain
		1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Take loss of employment	e account of existing uses and
2. Rural/Coastal Communities To s	sustain vibrant rural and coastal communitie	s
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions:	
3. Water Quality To protect and im	prove the quality of inland and coastal water	rs
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>		No Impact  [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  Its impacts, promoting more sustainable	modes of transport
Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad     Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: [Make a particular reference to any particula such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes feets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	Significant Negative Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	Uncertain [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	Uncertain [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions: The site is AHLV, adjacent to Upstreet Conservation Farmhouse, a listed building. There are f countryside close by.	Area and close to Upstreet
		ootpatiis giving access to the

Su: Ba:	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Seology and Biodiversity To avoi	d damage to geological sites and improve	biodiversity
•	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit	6.1 Will it avoid damage to and enhance species and habitats?	Uncertain [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation
•	Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).		
•	Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).		proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant
•	Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest		impact/minor negative impact. If proposed site includes or is adjacent to local designated sites,
•	(SSSI).		score minor negative. If it is advised that there is 'likely' to be
•	10 Local Nature Reserves (LNR) 49 Local Wildlife Sites		protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Uncertain
			No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
		designated]
	Discussion and Assumptions:	'
7. Climate Change, Energy and Air Quality and promote energy efficience	Quality To reduce the causes and impacts of	of climate change, improve air
Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
'managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases     One Air Quality management Area (AQMA) declared - AQMA2 Canterbury	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming
City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO).		dwelling density of 30 dph and could support CHP and then score as positive]
Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	Discussion and Assumptions:	
Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
8. Flood Risk and Coastal Erosion To detrimental to the public well-being,	o reduce the risk of flooding and coastal e the economy and the environment	rosion which would be
Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]
recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
	Discussion and Assumptions:	

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
9. Access to Services Share access everyone	to services and benefits of prosperity fair	ly and improve wellbeing of
Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England     37 primary schools, seventeen secondary schools, two pupil referral units and two special schools	9.1 Will it improve social and environmental conditions in the most deprived areas?	No Impact [No impact unless proposed site located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
Some schools such as Herne Bay high school over subscribed and others	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
<ul> <li>currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both</li> </ul>	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive.
<ul> <li>have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	No negative scores]
10. Sustainable Living and Revitalis	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in Margate and Ashford. Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score

ustainability Objectives and aseline Information	Key questions/guidance	Sustainability Impacts
		negative. Significant when site > 400 units or when distance >5km from town centre]
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain
	Discussion and Assumptions:	
I1. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice
Material assets, Landscape, Cultural leritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain
	11.3 Will it affect light and noise pollution?	Uncertain
I2. Housing To make suitable hou	sing available and affordable to everyone	
Canterbury had a population of 149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.1 Will it encourage more access to affordable housing?	Minor Positive  [All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	· ·	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 union or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minopositive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	housing?  12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain
149,100 (2009) 64,070 units (April 2010) Average annual housing completion figure since 06/07 is 798 units	12.2 Will it encourage access to decent housing?  12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in	[All sites of 15 units or over or ½ hectare or over and sites of 5 unit or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]  Minor Positive [Sites between 0 – 100 units minor positive. Sites above 100 units score as significant positive.]  Uncertain  Not applicable  Not applicable  Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
was 1,572. For robbery offences and theft of a motor vehicle, the number	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	Uncertain
<ul> <li>recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in</li> </ul>	13.4 Will it promote healthy lifestyles?	Uncertain
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:	
14. Use of Land To deliver more sus	tainable use of land in more sustainable lo	cation patterns
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.2 Will it reduce the amount of derelict, degraded and underused land?	Minor Negative  [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.3 Will it reduce land contamination?	Minor Negative [PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
	Discussion and Assumptions: Agricultur	al Land Classification: Grade 2
15. Natural Resources To ensure the existing resources	prudent use of natural resources and the	sustainable management of
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain
	15.2 Will it promote the use of local resources?	Uncertain
	15.3 Will it reduce minerals extracted and imported?	Uncertain
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
		15.6 Will it protect water resources?	Uncertain
		15.7 Will it encourage farming practices sensitive to the character of the countryside?	Not applicable
		Discussion and Assumptions:	
16.	Waste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste
•	<ul> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> </ul>	16.1 Will it reduce the amount of waste generated?	Uncertain
		16.2 Will it encourage the recycling of waste?	Uncertain
•	of household waste per household, 45.3% of which was recycled, reused or composted.	16.3 Will it increase the demand for recycled materials?	Uncertain
		16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain
•		Discussion and Assumptions:	
•	KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.		

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

## SUSTAINABILITY APPRAISAL SHLAA207: Land at Hoath Road, Sturry

	ainability Objectives and eline Information	Key questions/guidance	Sustainability Impacts
1. Ed emp	conomy and Employment To ach loyment opportunities to everyo	nieve a strong and stable economy which one	offers rewarding and well located
	The economic performance of Canterbury is below the England and Wales average and notably below the	1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?	uncertain
•	South East. 73.9% of people of working age within Canterbury district were economically active (2011) Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).	1.2 Will it encourage investment in businesses, people and infrastructure for the long term?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive.
•		1.3 Will it increase the number of businesses in the District?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		1.4 Will it help diversify the economy?	Uncertain
		1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	Uncertain
		1.6 Will it help to foster growth in the knowledge based economy?	Uncertain
		1.7 Will it promote sustainable tourism?	Uncertain
		1.8 Will it help meet the employment needs of local people?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. A significant positive score assumes employment land will be delivered alongside the development, some of which will attract new business. Score loss of employment land as a negative score]
		Will it improve physical access to jobs through improved location of sites and proximity to transport links?	Minor Positive [Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites >400 units]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
	Discussion and Assumptions: Ta loss of employment	ke account of existing uses and
2. Rural/Coastal Communities To s	ustain vibrant rural and coastal communit	ies
N/A	2.1 Will it assist with the diversification of the rural/coastal economy?	Uncertain
	2.2 Will it support and encourage the growth of rural/coastal businesses?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.3 Will it help retain village/coastal services by stimulating demand?	Minor Positive [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site > 400 units. Sites in Canterbury will be scored as uncertain]
	2.4 Will it assist in the provision of affordable houses in rural/coastal areas?	Minor Positive [All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]
	Discussion and Assumptions: This sco	re assumes 5 dwellings
3. Water Quality To protect and im	prove the quality of inland and coastal wat	ers
<ul> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	3.1 Will it minimise the adverse effects on ground and/or surface water quality?	No Impact [All sites within 10m of surface water body assumed to be significantly negative. Sites between 10 and 25m of key drainage channels (such as coastal brooks) and rivers, lakes and ponds score minor negative. If it is a large site where there is obvious scope to avoid water bodies, also score a minor negative. Sites > 25m score no impact]
	3.2 Will it avoid adverse impacts on coastal waters fisheries and bathing waters?	Not applicable
	3.3 Will it protect and improve ground and surface water quality?	Uncertain

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
4. Transport Reduce road traffic and	Discussion and Assumptions:  its impacts, promoting more sustainable	modes of transport
<ul> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ringroad</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge</li> </ul>	4.1 Will it reduce travel demand?	Minor Negative [Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
on the city)	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?	Minor Negative [Sites located within 800m of a bus route or train station (2 services per hour min) and within 800m walking distant of a convenience store, GP and primary school score positive. If site is within 800m of 2 of 3 services score minor positive. Score negative if the site is beyond 800m of the public transport provision even if within walking distance of the other local services. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and > 100 units score as significantly negative]
	4.4 Will it help to reduce traffic congestion and improve road safety?  4.5 Will it reduce the need to travel?  Discussion and Assumptions: [Make a particular reference to any particula such as bus links.]	Uncertain  Uncertain  ar known transport improvements,

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
5. Countryside and Historic Environ protect and maintain vulnerable ass	ment To protect and improve landscapes for ets (including built and historic)	or both people and wildlife and to
The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.	5.1 Will it improve access to the countryside and open space?	Uncertain
<ul> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II*</li> </ul>	5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?	No Impact [No impact for sites located > 1km from designated landscape. For sites <1km or where there are significant non-designated landscape features, score minor negative. For sites located in or including designated landscape features, score as significant negative]
listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).  In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council	5.3 Will it protect and enhance Green Infrastructure throughout the district?	Minor Negative [PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if > 100 dwelligs]
compendium.	5.4 Will it improve access to urban open space?	No Impact [Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site > 100 units or if open space or significant links to be provided on site. Score negative if open space is removed. NB *open space includes designated urban open space and publicly accessible / managed sites adjacent to the urban edge ]
	5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?	No Impact [No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]
	5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?	No Impact [No impact unless site includes historic features. Impacts will be significantly negative where feature is designated. Score uncertain if designated features on an adjacent site]
	5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?	Uncertain
	Discussion and Assumptions:	

	stainability Objectives and seline Information	Key questions/guidance	Sustainability Impacts
6. (	Geology and Biodiversity To avoid	d damage to geological sites and improve	biodiversity
	Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).  Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).  Two National Nature Reserves (Blean Woods and Stodmarsh).  15 Sites of Special Scientific Interest (SSSI).  10 Local Nature Reserves (LNR)  49 Local Wildlife Sites	6.1 Will it avoid damage to and enhance species and habitats?	Minor Negative [No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].
		6.2 Will it minimise habitat fragmentation?	Minor Negative  No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']
		6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?	Uncertain [Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]
		6.4 Will it ensure the sustainable management of natural habitats?	Not applicable
		6.5 Will it avoid damage to and protect geologically important sites?	No Impact [No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]

ust	ainability Objectives and eline Information	Key questions/guidance	Sustainability Impacts
		Discussion and Assumptions:	
CI ual	imate Change, Energy and Air C	Quality To reduce the causes and impacts	of climate change, improve air
t ( i (	Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a	7.1 Will it reduce vulnerability to climate change?	No Impact [Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]
	managed realignment' strategy has been recommended by the EA.	7.2 Will it reduce or minimise greenhouse gas emissions?	Uncertain
	Inland sections of the district which are at risk of flooding particularly areas	7.3 Will it maintain and improve local air quality?	Uncertain
á	around the River Stour, including the section which runs through Canterbury	7.4 Will it minimise the need for energy?	Uncertain
i	itself.	7.5 Will it increase efficiency in the use of energy?	Uncertain
Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases  One Air Quality management Area (AQMA) declared - AQMA2 Canterbury City Centre in respect of exceedences of the annual mean nitrogen dioxide (NO2) air quality objective (AQO). Includes the main road around Canterbury city centre and various roads feeding into it including parts of the A28, A2050 and A290. The earlier AQMA (AQMA1 Broad Street/Military Road) declared in 2006 is incorporated within AQMA 2.	7.6 Will it help to increase the share of energy generated from renewable sources?	Uncertain [Score as uncertain unless proposed site is size where number of units >750 assuming dwelling density of 30 dph and could support CHP and then sco as positive]	
	Discussion and Assumptions:		
(	Average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.		
Fle	ood Risk and Coastal Erosion T	o reduce the risk of flooding and coastal e the economy and the environment	erosion which would be
f e r	Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been	8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?	Uncertain [Score as uncertain unless site included in Flood Risk Area wher score as negative. Significant if flood zone 3]
ı I	recommended by the EA.  Inland sections of the district which are at risk of flooding particularly areas	8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?	Not applicable
8	around the River Stour, including the section which runs through Canterbury	8.3 Will it help to manage and reduce the risks associated with coastal erosion?	Not applicable
i	itself.	8.4 Will it reduce vulnerability to flooding and coastal erosion?	Uncertain
		Discussion and Assumptions:	1
	ccess to Services Share access yone	to services and benefits of prosperity fair	y and improve wellbeing of
/er			

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
Wincheap have LSOAS in the 20% most deprived in England  37 primary schools, seventeen secondary schools, two pupil referral units and two special schools		located in identified disadvantaged ward. Significant if site > 100 units]
<ul> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 20 17, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> <li>Canterbury is a net importer of secondary students (from neighbouring</li> </ul>	9.2 Will it increase economic activity?	No Impact [Housing and employment land sites could have a positive effect. Where site equivalent to less than 100 units score as no impact, 100 - 400 minor positive, >400 significant positive. Score loss of employment land as a negative score ]
districts).  • Some schools such as Herne Bay high	9.3 Will it improve access to skills and training for raising employment potential?	Uncertain
school over subscribed and others currently undersubscribed.  • Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.  • Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.	9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?	No Impact [Score significant positive if proposed site is within 800m walking distance of primary school, convenience store and GP surgery. If site is within 800m of 2 of 3 services score minor positive. No negative scores]
<ul> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	Discussion and Assumptions:	
10. Sustainable Living and Revitalisation	ation To revitalise town and rural centres a	and to promote sustainable living
The closest A&E services are in  Margate and Ashford, Kent and	10.1 Will it improve townscapes/rural centres and physical assets?	Uncertain
Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.  Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.	10.2 Will it encourage more people to live in town centres?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]
	10.3 Will location encourage increased use of shops or services within town centre?	Significant Negative Impact [Sites located within town centre will score significantly positive. Sites in the wider urban areas score minor positive. Sites on urban fringe, out of town or isolated greenfield to score negative. Significant when site > 400 units or when distance >5km from town centre]

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts		
	10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?	Not applicable		
	10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?	Uncertain		
	Discussion and Assumptions:	Discussion and Assumptions:		
11. High Quality Design and Susta	inability To encourage sustainable design ar	nd practice		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	Uncertain		
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	Uncertain		
	11.3 Will it affect light and noise pollution?	Uncertain		
	Discussion and Assumptions:			
12. Housing To make suitable hou	sing available and affordable to everyone			
Canterbury had a population of	12.1 Will it encourage more access to affordable	Minor Positive		
<ul> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	housing?	[All sites of 15 units or over or ½ hectare or over and sites of 5 units or over in rural areas score as minor positive. All sites in rural/coastal locations less than this score as no impact. Sites above 100 units score as significant]		
	12.2 Will it encourage access to decent housing?	Minor Positive		
		[Sites between 0 – 100 units minor positive. Sites above 100 units		
		score as significant positive]		
	12.3 Will it provide an appropriate mix of housing to meet residents' needs and aspiration and create balanced communities?			
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty	score as significant positive]		
	meet residents' needs and aspiration and create balanced communities?	score as significant positive]  Uncertain		
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?	Score as significant positive]  Uncertain  Not applicable		
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the	Score as significant positive]  Uncertain  Not applicable  Not applicable		
13. Quality of Life To improve the	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain		
	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain		
For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain		
For 2010/11, the number of notifiable offences in Canterbury recorded by the	meet residents' needs and aspiration and create balanced communities?  12.4 Will it reduce the number of unfit and empty homes?  12.5 Will it reduce the number of empty homes?  12.6 Will it reduce the level of homelessness in the District?  Discussion and Assumptions:  quality of life for those living and working in  13.1 Will it reduce actual levels of crime?	Score as significant positive]  Uncertain  Not applicable  Not applicable  Uncertain  the District  Uncertain		

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts	
Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectance at birth was	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	Uncertain	
78.5 years which was also marginally lower than the South East (79.4).	13.6 Will it promote sport and physical activity?	Uncertain	
The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.	Discussion and Assumptions:		
14. Use of Land To deliver more sus	stainable use of land in more sustainable lo	cation patterns	
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative.	
		Where site exceeds 100 units, score significant]	
	14.2 Will it reduce the amount of derelict, degraded	Minor Negative	
	and underused land?	[PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.3 Will it reduce land contamination?	Minor Negative	
		[PDL sites to score positive. Where site exceeds 100 units, score significant. Greenfield sites to score minor negative]	
	14.4 Will it promote the use of previously developed land?	Minor Negative [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]	
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]	
	Discussion and Assumptions: Agricultural Land Classification: Grade 3		
15. Natural Resources To ensure the existing resources	e prudent use of natural resources and the	sustainable management of	
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	Uncertain	
	15.2 Will it promote the use of local resources?	Uncertain	
	15.3 Will it reduce minerals extracted and imported?	Uncertain	
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	Uncertain	
	15.5 Will it minimise the use of water and increase efficiency in water use?	Uncertain	
	15.6 Will it protect water resources?	Uncertain	
		<u> </u>	

Sustainability Objectives and Baseline Information		Key questions/guidance	Sustainability Impacts		
		Discussion and Assumptions:			
16. Was	ste To reduce generation and	disposal of waste, and achieve sustainable	e management of waste		
<ul> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> </ul>	16.1 Will it reduce the amount of waste generated?	Uncertain			
	16.2 Will it encourage the recycling of waste?	Uncertain			
of h	In 2009/10 residents produced 479kg of household waste per household,	16.3 Will it increase the demand for recycled materials?	Uncertain		
45.3% of which was recycled, reused or composted.	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	Uncertain			
Can Can Her	al of 63 recycling sites across hterbury district. Of these 27 are in hterbury, 16 in Whitstable, 8 in he Bay with the remaining 12 in the higes around the district.	Discussion and Assumptions:	1		
recy disti Cen	C operates two household waste ycling centres within Canterbury rict; the Canterbury Recycling and the Herne Bay Household ste Recycling Centre.				

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**Discussion and Assumptions:**