



## Canterbury City Council

# Sustainability Appraisal of Strategic Housing Land Availability Assessment

Technical Note



AMEC Environment & Infrastructure UK Limited

October 2012

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# Canterbury City Council

## Sustainability Appraisal of Strategic Housing Land Availability Assessment

### Technical Note

AMEC Environment & Infrastructure  
UK Limited

October 2012



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# Executive Summary

## Purpose of this Report

AMEC Environment & Infrastructure UK Limited (AMEC) was commissioned by Canterbury City Council (CCC) to undertake a qualitative appraisal of the sustainability effects of the sites that were put forward under the Strategic Housing Land Availability Assessment (SHLAA) as part of the evidence base for the emerging Local Plan and to meet the needs of the District.

### Box 1 This Technical Note

This technical note represents a non-statutory Sustainability Appraisal of the sites put forwards under the SHLAA. This technical note, although not intended to comply with the requirements of the SEA Directive itself, will form part of the evidence base for the development of a preferred spatial option for the Canterbury's emerging Local Plan. As such, this report will form the basis for the chapter that will address consideration of reasonable alternatives within the formal Sustainability Appraisal which will accompany the published draft Local Plan document.

The key elements emerging from this technical note are the appraisal scores and conclusions, which, in combination with other detailed studies will contribute to the selection of potential sites that may warrant more detailed investigation. The findings contained in this report are only a guide to performance and should not be used in isolation to justify a decision for inclusion or exclusion of a site from development planning process. However, sites that perform well against the sustainability appraisal objectives are more likely to be aligned with the Local Plan objectives.

Following on from the SHLAA process commenced by CCC, a total of 181 sites have been identified in the Canterbury District. These are categorised by broad location as follows:

- 42 infill sites;
- 49 sites are adjacent to or abutting the existing urban areas of Canterbury, Herne Bay and Whitstable;
- 90 rural sites.

More detail on these sites is set out in within the technical note with descriptions of each site provided in **Appendix C**.

To be consistent with the approach to sustainability appraisal of Local Plan documents in Canterbury, each of the sites has been assessed against the sixteen SA objectives detailed in the 2010 Scoping Report, using updated baseline information to inform the appraisal. In consequence, the appraisal identifies the extent to which the different sites would contribute to addressing the environmental, social and economic issues of the area. The results of the appraisal show that there are positive and negative effects on the SA objectives associated with all of the sites. These are summarised briefly below:

- Taken as a whole, the SHLAA sites will have significant positive effects on Housing. In addition, the majority of sites will also have positive effects on Rural/Coastal Communities and Access to Housing. Conversely, almost two-thirds of sites are likely to have negative effects on Biodiversity and 90% are likely to have negative effects on Countryside and Historic Environment.

- A total of 14 sites (amounting to 35ha of land) were appraised as having positive or significantly positive effects against the majority of the sustainability objectives. In general, small infill sites performed particularly well against the sustainability objectives. This is due to the positive effects these types of sites tend to have on Transport, Access to Services, Housing, Sustainable Living and Use of Land in conjunction with an absence of negative effects on Water, Flood Risk, Biodiversity and Climate Change.
- A total of 14 sites (amounting to 123 ha of land) were appraised as having negative or significantly negative effects against the majority of the sustainability objectives. In general, rural sites, especially those that are not serviced by good public transport performed poorly against the sustainability objectives. This is due to the significant and minor negative effects these sites are expected to have on Water Quality, Transport, Countryside & Historic Environment, Biodiversity, Climate Change, Flood Risk, Sustainable Living and Use of Land.
- A total of 153 sites were characterised as having a mix of positive and negative effects against the objectives and it was not immediately clear how to distinguish relatively ‘better’ site performance. In these instances, further analysis was undertaken based on considering sites of similar characteristics (location and size). Based on this further analysis of these ‘mixed performance sites’:
  - A further 18 sites were characterised as have more positive or significantly positive effects than negative;
  - 46 sites were characterised as having more negative or significantly negative effects;
  - 89 sites were characterised as having a mix of positive and negative effects, from which it was difficult to make an overall judgement on performance. For example, large sites located in rural areas or in areas adjacent to urban areas offer opportunities to achieve several positive effects on objectives such as Economy, Housing, Access to Services and Rural Communities but may result in negative effects on the Countryside, Sustainable Living and Use of Land.

The 19 sites that were characterised as having more positive than negative effects amounted to 5.95ha of Infill sites, 10.34ha of sites adjacent to urban areas and 7.3ha of sites in rural locations.

- To meet the Housing needs under ‘Scenario E’ of the Development Scenarios, 450ha of land will be required over the period 2011 to 2031. Under this scenario, approximately 90ha of land will be needed in the next five years to meeting the housing needs of the District. This appraisal has identified 35ha of land that performs very well against the sustainability objectives and a further 23.59ha of sites that have more positive than negative effects.
- The following tables provides a summary of those 19 sites which have been assessed as having positive or significantly positive effects against the majority of the sustainability objectives ( Phase 1 in section 3.1) and the further 19 sites which have been characterised as having more positive effects than negative ones (Phase 2 in section 3.1).
- An extract is also provided below (Table 3 and 4) which shows the likely effects these site have on the 16 sustainability objectives. This information has been taken from **Appendix B**.

**Table 1 Sites with positive or significantly positive effects against the majority of the sustainability objectives**

Sites Reference	Address
SHLAA-010	Greenhill Road / Junction Road, Greenhill
SHLAA-018	Canterbury Police Station, Old Dover Road, Canterbury
SHLAA-020	Gordon Road, Herne Bay
SHLAA-037	New Dover Road, Canterbury
SHLAA-038	St Martin's Hospital Littlebourne Rd
SHLAA-056	Parham Road, Canterbury
SHLAA-066	Sweechbridge Rd, Herne Bay
SHLAA-077	53 Seaview Road, Herne Bay
SHLAA-105	6/7 Rhodaus Town, Canterbury
SHLAA-108	Notley Street, Canterbury
SHLAA-114	Sea Street, Herne Bay
SHLAA-116	31-33 Oxford Street, Whitstable
SHLAA-120	Chestfield Road, Whitstable
SHLAA-142	Church Hall, Nunnery Rd, Canterbury

**Table 2 Sites with more positive effects than negative effects**

Sites Reference	Address
SHLAA-008	7A Windmill Road, Canterbury
SHLAA-012	Bullockstone Road, Herne Bay
SHLAA-013	West of Bullockstone Road, Herne Bay
SHLAA-021	Land north of Thanet Way, Whitstable
SHLAA-061	Canterbury TEC Littlebourne Road, Herne Bay
SHLAA-067	Shalmsford St, Chartham
SHLAA-092	St John's Lane, Canterbury
SHLAA-100	Spring Lane, Canterbury
SHLAA-109	St Andrews and St Davids Close, Whitstable
SHLAA-117	Cow Lane, Canterbury
SHLAA-122	Littlebourne Primary School, Littlebourne
SHLAA-131	Richmond Drive, Herne Bay
SHLAA-132	Hillborough, Herne Bay
SHLAA-164	Land at the Elders, Littlebourne
SHLAA-166	Thornden Wood Road, Greenhill, Herne Bay
SHLAA-169	Land adjacent St Vincent's Close Littlebourne
SHLAA-186	Mill Lane, Bridge
SHLAA-191	Land at rear of Swalecliffe School, Swalecliffe



**Table 3 Sites with positive or significantly positive effects against the majority of the sustainability objectives**

Objective																
Site	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-010	++	++	?	++	-	0/?	0/?	?	++	--	?	++	?	--	?	?
SHLAA-018	0	0/?	0	++	-	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-020	0	+	0	++	+	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-037	-	?	0	++	0	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-038	+	?	0	++	-	+	0/?	?	+	+	?	++	?	++	?	?
SHLAA-056	-	?	0	+	+	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-066	-	+	0	+	+	?	0/?	?	0	+	?	+	?	+	?	?
SHLAA-077	0	+	?	-	0	0	0/?	?	0	+	?	+	?	+	?	?
SHLAA-105	+	?	0	++	-	0	0/?	?	++	+	?	++	?	++	?	?
SHLAA-108	0	?	0	++	--	0	0/?	?	++	+	?	+	?	?	?	?
SHLAA-114	-	+	0	+	+	0	0/?	?	+	+	?	++	?	+	?	?
SHLAA-116	0	+	0	++	-	0	0/?	?	++	++	?	+	?	+	?	?
SHLAA-120	0	+	0	+	-	0	0/?	?	+	+	?	+	?	-	?	?
SHLAA-142	0	?	0	+	--	0	0/?	?	+	+	?	+	?	+	?	?

**Table 4 Sites with more positive effects than negative effects**

Objective														Use of Land	Nat. Res	Waste
Site	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality			
SHLAA-008	0	?	0	+	+	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA/012	0	+	?	+	0	0/?	0/?	?	+	-	?	+	?	-	?	?
SHLAA/013	-	?	0	++	-	0	-	-	+	+	?	+	?	+	?	?
SHLAA/021	0	+	0	+	-	-	0/?	?	++	+	?	+	?	-	?	?
SHLAA-061	0	?	0	--	++	-	0/?	?	+	+	?	++	?	++	?	?
SHLAA-067	0	+	0	++	0	0	0/?	?	++	--	?	+	?	+	?	?
SHLAA-092	+	?	0	++	-	0	0/?	?	+	++	?	+	?	+	?	?
SHLAA-100	+	?	0	++	-	-	0/?	?	++	+	?	++	?	-	?	?
SHLAA/109	0	+	?	0	-	-	0/?	?	+	+	?	++	?	-	?	?
SHLAA-117	0	?	0	+	+	-	0/?	?	+	+	?	+	?	+	?	?
SHLAA-122	0	+	0	++	-	?	0/?	?	++	--	?	+	?	-	?	?
SHLAA/131	0	+	0	+	0	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-132	-	+	0	+	0	?	0/?	?	0	+	?	+	?	?	?	?
SHLAA-148	++	++	0	++	-	-	+	?	++	--	?	++	?	--	?	?
SHLAA-164	0	+	0	++	-	?	0/?	?	++	--	?	+	?	-	?	?
SHLAA-166	0	+	0	+	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-169	0	+	0	++	-	-	0/?	?	++	--	?	+	?	-	?	?
SHLAA-186	0	+	0	++	--	-	0/?	?	++	-	?	+	?	-	?	?
SHLAA-191	0	+	0	-	-	-	0/?	?	0	+	?	+	?	-	?	?

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# 1. Introduction

## 1.1 Background

Canterbury City Council (CCC) has begun work on the evaluation of sites put forward under the Strategic Housing Land Availability Assessment (SHLAA) to inform the evidence base for the emerging Local Plan and to support the delivery of sufficient land for housing to meet the needs of the District. AMEC Environment & Infrastructure UK Limited (AMEC) was commissioned by the Council to undertake a qualitative appraisal of the sustainability effects of the sites that were put forward under the SHLAA. By undertaking a high level Sustainability Appraisal (SA) of the SHLAA sites, CCC seek to ensure that SHLAA sites identified have been tested for their contribution to sustainability and help to develop the evidence base to support the emerging Local Plan.

This appraisal is part of the ongoing Sustainability Appraisal (SA) work to ensure that the requirements of the Strategic Environmental Assessment (SEA) Regulations<sup>1</sup> are met in the development of the Local Plan. The outputs of this appraisal (as summarised in Section 3.2) will be used in the SA Report that will be produced to accompany the Consultation Draft Local Plan. The information in this technical note will in particular be used to outline the consideration of reasonable alternatives of possible sites when developing the Local Plan. This is a specific requirement of the SEA legislation<sup>2</sup> and is an area that receives considerable external scrutiny.

The SA objectives and the approach to the appraisal of the SHLAA sites is based on the methodology described in the Canterbury City Council Scoping Report (2010), and which has been revised to reflect comments received on the Scoping Report during the subsequent consultation period<sup>3</sup>. The SA objectives have been informed by those of national, regional and local policy and baseline information with particular reference to local sustainability issues, community and environmental strategies. The baseline information summarised in this report has been updated to ensure that the evidence base and resulting appraisal remains appropriate and relevant to the prevailing conditions and issues in Canterbury.

## 1.2 Strategic Housing Land Availability Assessment

### 1.2.1 Policy Context

Strategic Housing Land Availability Assessments (SHLAAs) are studies that form part of the evidence base for the preparation of the Local Plans. The requirement for local planning authorities to conduct SHLAAs was introduced under Planning Policy Statement 3 (PPS 3). This policy noted that Local Plan Documents should be informed by a

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<sup>1</sup> HMSO (2004), *Statutory Instrument No.1633 - The Environmental Assessment of Plans and Programmes Regulations 2004*, July 2004

<sup>2</sup> S12 (2) (b) of *The Environmental Assessment of Plans and Programmes Regulations 2004*, July 2004

<sup>3</sup> Canterbury City Council (2010) *Sustainability Appraisal of the LDF: Agreed Scope of the Sustainability Appraisal (following consultation on the Scoping Report)*, Entec UK Ltd, London.

robust, shared evidence base of land availability through a SHLAA. PPS 3 also noted that drawing on information from the SHLAA, local planning authorities should identify sufficient deliverable sites to deliver housing in the first five years from the adoption of the relevant Local Plan Document. In addition, PPS 3 sets out mechanisms for local planning authorities to monitor the supply of deliverable land on an annual basis to ensure that there is a continuous five year supply available for housing.

In March 2012, PPS 3 was replaced by the National Planning Policy Framework (NPPF). In relation to the SHLAA, the NPPF places broadly similar requirements on local planning authorities as PPS 3. Paragraph 159 of the NPPF states that in order to have a clear understanding of housing needs in their area, local planning authorities should prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Paragraph 46 of the NPPF states that to boost significantly the supply of housing, local planning authorities should:

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

Although the purpose therefore of the SHLAA is to identify sites that *could* be allocated for future development, the inclusion of potential sites in a SHLAA Report does not provide that the sites *will* be allocated for new development in the Local Plan or that that planning permission is secured for the sites. Before being taken further in the Local Plan development process, the proposed sites need to be considered further by the local authority for suitability, availability, achievability and sustainability.

## 1.2.2 Canterbury SHLAA

The SHLAA process in the Canterbury District has been conducted according to the guidance contained in the ‘Strategic Housing Land Availability Assessment Protocol for Kent and Medway – September 2008’<sup>4</sup>. This protocol takes into account the Practice Guidance issued by the Department for Communities and Local

<sup>4</sup> <http://www.canterbury.gov.uk/assets/localplan/ProtocolforKentandMedwayFINALSeptember2008.pdf>

Government<sup>5</sup> and seeks to ensure that local planning authorities in Kent are consistent in their interpretation of the Practice Guidance.

The protocol notes the minimum requirements for a SHLAA. These requirements include:

- A list of sites, cross referenced to maps showing locations and boundaries (and showing broad locations where necessary);
- An assessment of the deliverability/developability of each site in terms of its suitability, availability and achievability;
- An identification of the potential quantity of housing that could be delivered on each site;
- An identification of the constraints on the site.

The protocol provides guidance on the stages of the SHLAA process that local planning authorities in Kent should carry out. These stages include:

- Desktop review to identify sites with potential for housing: this process includes drawing on sources such as vacant commercial property registers, urban capacities studies and sites allocations not yet the subject of planning permission. In addition, it is noted that stakeholders can be invited to submit proposals for the inclusion of their sites.
- Conducting site surveys: all sites identified in the desktop study should be visited. A site survey form is to be completed that allows the characteristics to be recorded while on site.
- Assessing when and whether sites are likely to be developed: this involves reaching a decision on whether sites are deliverable (i.e. available now, in a suitable location with a reasonable prospect of delivery within 5 years) and developable (i.e. in a suitable location with a reasonable prospect of development at a specific point in time). A site assessment form is also completed for each site to assist in this determination.
- Review of the assessment: an indicative housing trajectory should be produced that will show how much housing can be provided for each five-year period.

In line with this guidance, CCC invited stakeholders to submit proposals for their sites to be included in the SHLAA in summer 2008 and again in autumn 2010. The call for sites was closed in November 2011.

Site surveys were conducted for all sites over 2010 and 2011. A list of the SHLAA sites, cross referenced to a map has been placed on the Council's website<sup>6</sup>.

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<sup>5</sup> Strategic Housing Land Availability Assessments: Practice Guidance, Department for Communities and Local Government, London, 2007

<sup>6</sup> [http://www.cartogold.co.uk/Canterbury/text/shlaa\\_sites.htm](http://www.cartogold.co.uk/Canterbury/text/shlaa_sites.htm)

### Box 3 Role of this SA in SHLAA Process

The SA seeks to accompany the SHLAA process but should not be interpreted as a final determination on which sites are to be brought forward under the SHLAA process. The SA will aim to identify the likely effect that the proposed sites will have on the sustainability objectives. However other factors such as availability and developability will also need to be taken into consideration under the SHLAA process. In addition, following further consideration, factors such as local site information and mitigation proposals may come to light and be taken into account by CCC when making decisions on the inclusion or exclusion of sites from the Local Plan process.

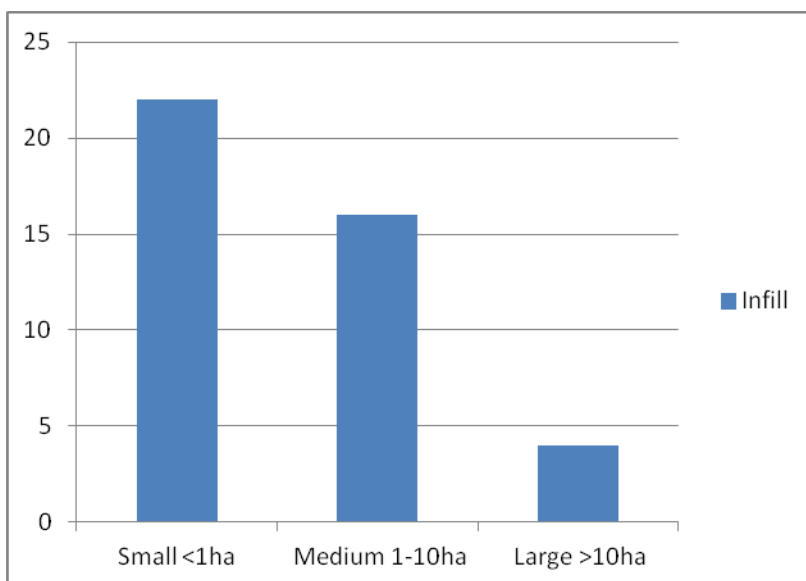
### 1.2.3 SHLAA Sites in Canterbury

Following on from the SHLAA process commenced by CCC, a total of 181 sites have been identified in the Canterbury District. A full list of all sites is contained in Appendix A of this report.

#### *Infill Sites*

Infill sites include all sites within the urban areas of Canterbury, Herne Bay and Whitstable. There are 42 Infill sites and as **Figure 1.1** illustrates, the majority are small or medium sized.

**Figure 1.1 Infill Sites in the Canterbury District**

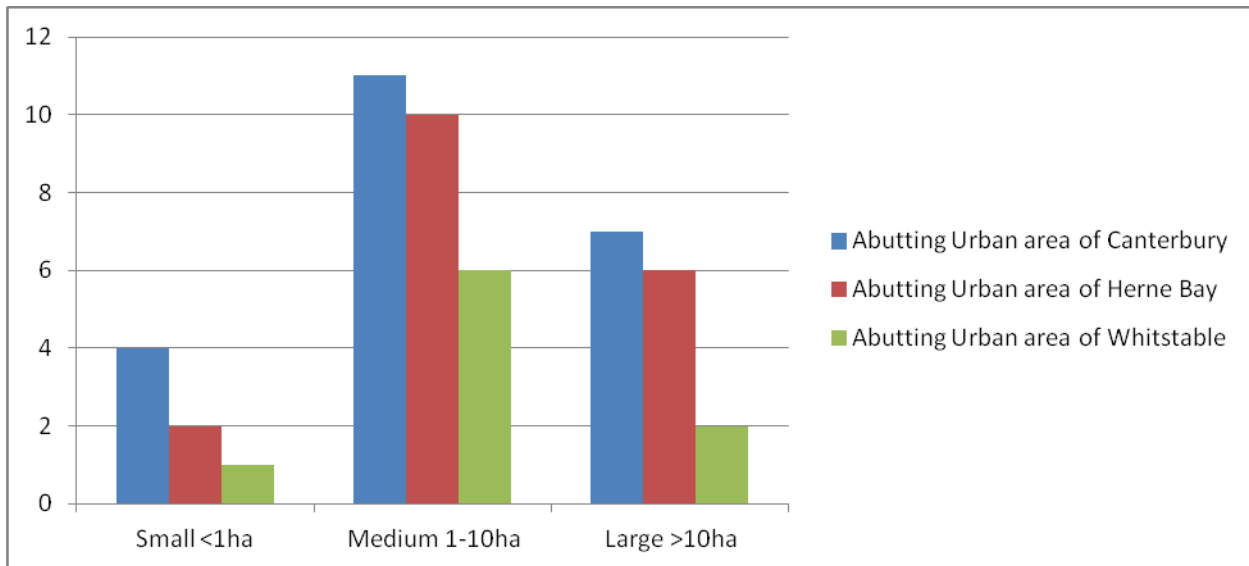


#### *Sites abutting Urban Areas*

49 sites are adjacent to or abutting the existing urban areas of Canterbury, Herne Bay and Whitstable. The size of these sites is summarised in **Figure 1.2**. There are 22 sites adjacent to the urban areas of Canterbury, with 18 abutting the Herne Bay urban area, and 9 abutting the urban area of Whitstable. Just below 80% of sites abutting urban areas are medium or large sites.



**Figure 1.2 Sites Abutting Urban Areas in Canterbury District**



### Rural Sites

A total of 90 rural sites have been identified. These sites have been categorised according to the following groups:

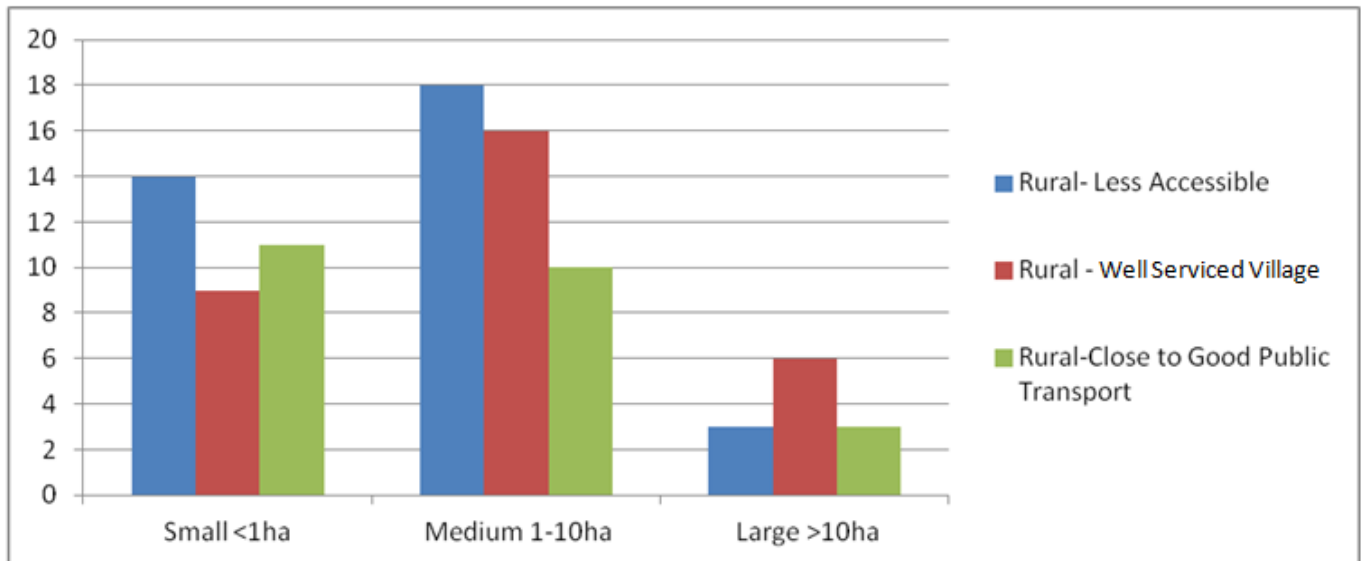
- Rural – close to good public transport<sup>7</sup>;
- Rural – in or nearby to a well serviced village<sup>8</sup>;
- Rural –Less Accessible.

There are 24 rural sites close to good public transport, 31 in or adjacent to Well Served Villages and 35 isolated sites. Only 13% of all rural sites are large sites. These are presented in **Figure 1.3**.

<sup>7</sup> 'Close to Good Public Transport' is defined as within 800m of a bus or rail stop with at least 2 services per hour.

<sup>8</sup>Well Served Villages include: include Chartham, Bridge, Hersden, Blean, Littlebourne and Barham. These are identified as "Local Centres" in the Canterbury Rural Settlement Hierarchy Study, Catherine Hughes Associates, October 2011.

**Figure 1.3 Rural Sites in the Canterbury District**



### 1.3 Purpose of this Technical Note

This Technical Note aims to highlight the high level sustainability issues of each of the 181 SHLAA sites. It is anticipated that the information collected, in conjunction with the final SHLAA Report and other factors such as availability, developability and local site information will help inform and guide decision makers to identify the most appropriate sites that may be brought forward to the plan-making process. It will form part of evidence base that underpins the SA Report that accompanies the Draft Local Plan when issued for consultation.

This report is structured as follows:

**Section 1: Introduction.** This section provides a background to the SA process and requirements for SA. It also sets out the SHLAA policy background and provides an overview of the SHLAA sites.

**Section 2: Approach to Sustainability Appraisal.** This section sets out the SA objectives and the appraisal criteria used to assess the development options.

**Section 3: The Assessment of Effects.** This section identifies the assessment of the effects of the 181 SHLAA sites.

**Section 4: Conclusions and Recommendations.** This section provides the conclusions of the appraisal.

## 2. Approach to Sustainability Appraisal

### 2.1 Overview

This section outlines the methodology used to appraise the SHLAA sites presented in Section 1.2 and Appendix A and sets out the objectives against which the sites have been assessed.

The SA considers both the positive and negative effects of the different SHLAA sites in a holistic manner at a strategic level. The SA objectives used for this appraisal are consistent with those developed to appraise other Canterbury City Council documents and were consulted upon in the 2010 Scoping Report<sup>9</sup>.

The key sustainability issues within the District are:

- A. Climate Factors;
- B. Biodiversity, Landscape and Geographic Diversity;
- C. Waste;
- D. Water Quality and Resources;
- E. Air Quality;
- F. Historic Environment;
- G. Housing;
- H. Employment and the Economy;
- I. Transport;
- J. Skill and Education;
- K. Quality of Life;
- L. Energy and Renewable Energy; and
- M. Sustainable Tourism.

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<sup>9</sup> Canterbury City Council (2010) *Sustainability Appraisal of the Canterbury Local Development Framework*

The baseline against which this appraisal has been undertaken has been updated to reflect changes since the 2010 Scoping Report was completed. **Table 2.1** presents this updated baseline against which the SA has been undertaken.

**Table 2.1 Key Sustainability Issues for Canterbury**

### Key Sustainability Issues for Canterbury

#### A. Climate Factors.

Climate change is likely to lead to greater unpredictability in weather with increased incidents of storms, a long term gradual increase in average temperatures, rising sea levels and increased risk of flooding. The UKCP09 climate projections suggest that by 2080 under the medium emissions scenario, the South East of England will have an estimated increase in winter mean temperature of 3C and an increase in summer temperature of 3.9 C. In the same area, winter precipitation is forecast to increase by 22% while summer precipitation is estimated to drop by 22%. Under medium emissions the projections predict a sea level rise of 36.9 cm at the 50<sup>th</sup> percentile; however the extreme of predictions is a sea level increase of 75.8cm.

Climate change poses a threat both in terms of flooding and drought to Canterbury. This is particularly true for coastal flooding as Canterbury District has approximately 20 km of coastline, stretching from Reculver in the east to Graveney Marshes in the west. This section of coastline includes the settlements of Herne Bay and Whitstable.

Much of the coastal section of the Canterbury district is protected by flood defences which reduce the risk of flooding. The approved Shoreline Management Plan for the Isle of Grain to South Foreland proposes that the existing flood defences are maintained (by 'holding the line') for both the Whitstable and Herne Bay settlements ([www.se-coastalgroup.org.uk](http://www.se-coastalgroup.org.uk)). To the east of Herne Bay, the Reculver cliffs are regarded as being an important source of material for shoreline recharge further west. Their geological, environmental and landscape importance also deter shoreline protection structures and subsequently it has been recommended that an approach of 'no active intervention' is adopted ([www.se-coastalgroup.org.uk](http://www.se-coastalgroup.org.uk)). Between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended for the next 20-50 years ([www.se-coastalgroup.org.uk](http://www.se-coastalgroup.org.uk)). For the Seasalter section of coast it is proposed that in the short term a policy of 'hold the line' is maintained with 'managed realignment' implemented in the medium to long term. This would result in some loss of assets but would result in a section of coast which would no longer require ever increasing expenditure and would also provide new brackish habitat.

In addition to the potential increase in coastal flooding as a result of climate change there are also 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. The Environment Agency largely classifies these areas as being at a moderate risk of flooding ([www.environment-agency.gov.uk/maps/info/floodmaps](http://www.environment-agency.gov.uk/maps/info/floodmaps)). Historic flood events such as in 1953 resulted in flooding of the Wantsum Channel, to the east of Reculver which almost turned Thanet into an island again (<http://www.canterbury.gov.uk/buildpage.php?id=148>). These climate change effects have already been demonstrated in the Canterbury District, most notably the drought conditions in 2005-06.

Potentially, large numbers of new housing could be proposed for Canterbury, Kent and the South East, and if brought forward, careful planning and design will be required to ensure that climate change effects are fully considered (<http://www.southeast-ra.gov.uk>).

Government has set targets to reduce national CO<sub>2</sub> emissions by at least 80% by 2050 and at least 26% by 2020, against a 1990 baseline ([http://www.decc.gov.uk/en/content/cms/legislation/cc\\_act\\_08/cc\\_act\\_08.aspx](http://www.decc.gov.uk/en/content/cms/legislation/cc_act_08/cc_act_08.aspx)). By 2030 Kent's has the target to reduce greenhouse gas emissions to 60% below 1990 levels. (<http://www.kent.gov.uk>). In 2009, Canterbury District emitted 832,000 tonnes of CO<sub>2</sub>, giving a per capita release of 5.6 tonnes which is considerably lower than the tonnes per capita emissions from Kent County and the UK as a whole (in both cases this is 7.4 tonnes of CO<sub>2</sub> per capita). (<http://www.decc.gov.uk>) Methane and nitrous oxides are other greenhouse gases which should also be reduced.

Climate change is anticipated to increase the magnitude and frequency of storms and is likely to have serious economic consequences. Damages to crops are likely to increase food costs and reduce income to farmers; insurance premiums may also rise as a result of an increase in claims on building and property damages ([www.hm-treasury.gov.uk](http://www.hm-treasury.gov.uk)). Water resources in the area are also likely to be placed under stress as overall rainfall in the region decreases which may lead to higher economic costs and the risk of shortages of drinking water as well as damaging the ecological systems of reservoirs and rivers ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)).

**Issue Summary:** The urgent need to address the causes of climate change to reduce the current and future threat to Canterbury District's population, wildlife, natural resources, archaeological and cultural heritage and material assets (including flood risk).

*This links with Objective 7 (Climate Change, Energy and Air Quality) and Objective 8 (Flood Risk and Coastal Erosion).*

## Key Sustainability Issues for Canterbury

### B. Biodiversity, Landscape and Geology.

Canterbury District has a rich array of biodiversity resources. The district can be roughly split into four natural areas. These regions include:

- The coastal region, roughly 20km of coastline, the biodiversity value of much of this is recognised by international and national designations;
- The Blean sits to the south of the coastal region and comprises the ancient Blean Forest complex, the region is important for the diverse woodland species which this area supports. Much of the Blean area is designated at both national and international levels.
- The floodplain of the River Stour is associated with important wetland habitats either side of Canterbury. Stodmarsh is an important wetland habitat to the north east of Canterbury which is protected through national and international designations.
- The Downs lie to the south of Canterbury (some of the southern parts of the Canterbury district lie within this area, this area is an Area of Outstanding Natural Beauty (AONB) characterised by rolling countryside with chalk grasslands and areas of ancient woodland.

Within the district there are three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (SPA). There are also two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh). There are two National Nature Reserves (Blean Woods and Stodmarsh). There are fifteen Sites of Special Scientific Interest (SSSI) There are also a number of regional and local wildlife reserves within the district ([www.magic.gov.uk](http://www.magic.gov.uk)). There are 10 Local Nature Reserves (LNR) within the District which amounts to over 200 hectares of protected countryside as well as 49 Local Wildlife Sites which are considered to be of County importance for nature conservation.

Kent is home to 28 UK Biodiversity Action Plan (BAP) priority habitats. 85 species have been made priority species in Kent, the Kent and Medway Biological Records Centre shows that 35 of these Kent priority species have been recorded in the Canterbury district.

Canterbury District has a wealth of natural landscape features which provide a valuable resource in the form of 'Green Infrastructure', this network helps to maintain landscape and habitat connectivity.

There are several Regionally Important Geological Site (RIGS); Chislet Colliery has three 'tip' sites; Long Rock at Tankerton, Brambling Quarry, Coopers Pit at Canterbury and Chartham Hatch Pit within the district (<http://extranet7.kent.gov.uk/klis/home.htm>).

**Issue Summary:** The need to conserve, enhance and maintain biodiversity, landscape character and protect sites important for their geological resource across the District. In particular, the need to enhance Canterbury District's environment as the green heart of East Kent, taking the lead on environmental protection and enhancement.

*This links with Objective 5 (Countryside and Historic Environment) and Objective 6 (Geology and Biodiversity).*

### C. Waste.

The generation and processing of waste is one of the biggest challenges faced in Britain today, as a nation we are running out of landfill space. This is a significant issue in the South East region where a growing amount of waste is produced, especially in light of population trends, proposals for new housing and a decrease in average household occupancy rates.

Domestic waste for landfill is collected fortnightly throughout Canterbury district. There are a 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. In addition the council collects domestic waste to take to recycle with residents able to recycle paper and cardboard, plastic bottles, cans, aluminium foil and garden waste. There are also local facilities for recycling other household waste; Kent County Council operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre. Canterbury aims to provide kerbside collection of food and glass waste in 2013. Canterbury district also deals with fly tipping, beach arising and flood damage clearances. Kent have recently completed the construction of a major energy from waste facility at Alington Quarry, which will help to reduce Kent's dependency on landfill and help prevent emissions of landfill gases which is a potent greenhouse gas.

In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste. Over the same period, residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted, which compares favourably to the Kent average of 672kg of household waste per household and a recycling rate of 38.4%. (<http://www.defra.gov.uk/statistics/environment/waste/wrfq23-wrmsannual/>).

Waste from the construction and demolition industry makes up the largest element of waste generated in Kent by far (in 2008, 55% of all waste generated in Kent came from this sector) (<http://www.kent.gov.uk>). The South East plan recognises the significant amount of waste generated by construction and seeks to continue to reduce waste generated by construction and demolition waste through the adoption of Policy W2.

The net spend on waste by CCC in 2009/10 was £2,779,000. (Canterbury City Council Budget Information 2009/10).

**Issue Summary:** The need for an integrated sustainable approach to managing waste from reduction through to re-use, recycling and reprocessing. The need to continue to increase the amount of domestic, commercial and industrial materials recycled or reused. The need to reduce the volume of construction, demolition and excavation wastes produced. .

*This links with Objective 15 (Natural Resources) and Objective 16 (Waste).*

## Key Sustainability Issues for Canterbury

### D. Water Quality and Resources.

A changing climate and changing pressures on water resources in the south east of England mean that there is an ever increasing need to manage and protect water resources. This is true not only of drinking water, but also of ground, river and coastal waters and their use for industrial abstraction, recreation, to generate energy, to run machinery, to carry wastes, enhance the landscape and provide habitat and resources for wildlife.

There are four recognised beaches within Canterbury district. West Beach (Whitstable), Tankerton, Herne Bay Central and Herne Bay. Of these four beaches all but Herne Bay were rated as 'excellent' (Guideline) for 2011 while Herne Bay West was 'good' (Mandatory) in 2011 (<http://www.canterbury.gov.uk/main.cfm?objectid=7235>). Over the last few years West Beach (in Whitstable) has been excellent for four out of the five previous years, Tankerton (by Swalecliffe) has been excellent for the past two years, Herne Bay Central and Herne bay have both been excellent two out of the past five years ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)).

Canterbury district is covered by two Catchment Abstraction Management Strategies (CAMS). These are the North Kent and Swale CAMS area and the Stour CAMS (<http://www.environment-agency.gov.uk/research/planning/33444.aspx>).

The North Kent and Swale CAMS area extends along the North Kent Coast between Gillingham in the west and Herne Bay in the east. The CAMS area includes the Isle of Sheppey and is bounded to the south by the scarp ridge of the North Downs. Many of the streams in the area depend on groundwater levels. This 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 (Environment Agency (2004) North Kent and Swale Catchment Abstraction Management Strategy). Groundwater quality is regarded as good within this catchment area (Environment Agency (2004) North Kent and Swale Catchment Abstraction Management Strategy).

The Great Stour is a watercourse originating above Ashford; flowing through Canterbury before entering the sea at Pegwell Bay (35 km of the Stour from the sea is tidal). The Stour CAMS area covers much of inland Canterbury district. The Stour is fed by aquifers so changes in groundwater level affect the flow rates. This has been demonstrated in recent years where extreme low flow and flood events have been recorded. Water abstraction within the CAMS area is predominantly for public water supply (licensed to take 84%) with agricultural licences accounting for 10% of the annual abstractions (Environment Agency (2003) The Stour Catchment Abstraction Management Strategy). The surface water quality of the Great Stour river is generally 'good' with only two or three stretches where the quality is 'fair' (Environment Agency (2003) The Stour Catchment Abstraction Management Strategy).

For the Southern Water region, 68% of the population is dependent on groundwater for its drinking water supplies, which makes the area vulnerable to the effects of drought or changes in rainfall patterns. In 2004-2006, the second worst period of drought since records began, the drought led to a severe depletion in ground water reserves which only recovered following higher than average rainfall in the spring of 2007. The pressures on water resources are set to increase through additional demands from population growth and new housing, for example, the proposed growth of Ashford represents a 20% increase in the domestic population that South East Water serves - in an area where water resources are already under pressure. Greater water efficiency, especially within existing and future housing stock, is essential for the sustainable management of water resources (for example grey water recycling systems, 6/4L Dual Flush WCs, aerating taps and maximum capacity volume white goods etc). The Government's Code for Sustainable Homes (DCLG 2006) suggest that to improve the sustainability of buildings to a 'Level 3' standard, measures should be adopted to use no more than 105 litres of water per person per day. The population of the South East is projected to grow by up to 13% over the next 25 years which could result in an increased water demand of 49 million litres a day. ([www.southernwater.co.uk](http://www.southernwater.co.uk)).

Water quality may be affected by point and diffuse pollution. In line with the Water Framework Directive, development of brownfield sites should ensure that impacts from diffuse pollution from historical contamination are fully addressed leading to improvements in water quality.

**Issue Summary:** The need to manage and protect water resources in response to climate change, population growth and lifestyle choices - which are all placing increasing demands on Canterbury District's water supplies.

*This links with Objective 3 (Water Quality).*

### E. Air Quality.

There is one Air Quality management Area (AQMA) within Canterbury District known as AQMA2 - Canterbury City Centre. This was declared in November 2011 and is mainly in respect of exceedences of the annual mean nitrogen dioxide (NO<sub>2</sub>) air quality objective (AQO) of 40 µg/m<sup>3</sup> due to pollution from traffic. Two small areas within AQMA 2 have also been declared for exceedence of the short term (hourly) objective for NO<sub>2</sub>. AQMA 2 covers 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. AQMA 1 has therefore been revoked.

An Air Quality Action Plan was drawn up for AQMA 1 and adopted in 2010. This Action Plan includes a number of measures targeted at achieving compliance with the air quality objectives. This Action Plan already contains a number of actions targeted at a wider area and applicable to AQMA 2. The Action Plan will be revised to cover the new AQMA and this may include new or revised Action Plan measures.

The 2009 Update and Screening Assessment (USA) and the Annual Progress Report 2011 concluded that the council will meet objectives on all pollutants except for nitrogen dioxide. The other pollutants required to be assessed are benzene, 1-3, Butadiene, carbon monoxide, lead, particles (PM<sub>10</sub>) and sulphur dioxide.

**Issue summary:** The primary source of air pollution in the District is from road traffic, especially on the roads around and into the City. This may be a concern for health and for the conservation and preservation of buildings and there is a need to address this.

*This links with Objective 4 (Transport) and Objective 7 (Climate Change, Energy and Air Quality).*



## Key Sustainability Issues for Canterbury

### F. Historic Environment.

The Cathedral, St Augustine's Abbey and St Martin's Church are important milestones in the religious history of England were inscribed by UNESCO as a World Heritage site in 1988 (full details of the justification are available at: <http://whc.unesco.org/en/list/496>). The world heritage site is one of only 28 sites in the UK

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%). (<http://www.canterbury.gov.uk/main.cfm?objectid=1595>). In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.

The historic environment needs to be preserved and enhanced since the quality and character of the environment is of prime importance to residents and tourists will also play an important role in attracting new investment. The issue of how to balance the protection of the historic environment with the needs for growth is of particular importance to the district. Recognising this English Heritage, the Canterbury Archaeological Trust and Canterbury City Council have produced an Urban Archaeological Database which is used to assess archaeological potential and importance of proposed development sites in the city.

In 2009/10, the net expenditure of Council spending on culture and heritage was £2,297,000. (Canterbury City Council Budget Information 2009/2010, <http://www.canterbury.gov.uk/main.cfm?objectid=6317>).

**Issue summary:** Canterbury District has an exceptionally rich urban and rural heritage. However, the quality of the historic environment is coming under increasing pressure from competing land uses. Canterbury is rich in archaeology, heritage and conservation interests, the Cathedral being one Britain's 28 Unesco World Heritage Sites.

*This links with Objective 5 (Countryside and Historic Environment).*

### G. Housing

Canterbury had a population of 149,100 in 2009 (East Kent SHLAA 2009) with 64,070 dwellings (Housing Strategic Statistical Appendix) in April 2010 (ONS mid-year estimates). The population of Canterbury has a higher than average proportion of the population of university age and over 60. The most recent housing market assessment found that 73% of dwellings were owner occupied with 15% privately rented, 8% council rented and 3.5% owned by housing associations (East Kent SHMA 2009). 15,725 private sector properties do not meet the Decent Homes Standard, 27% of private dwellings. Putting this right will cost £60.4 million. 9,950 'non-decent' homes have at least one category 1 hazard under the Housing Health and Safety Rating System (HHSRS) and require immediate intervention (Private Sector Stock Condition Survey 2011). Most category 1 failures are for excess cold. Most of these homes were built before 1944 and 66% are owner occupied (Private Sector Stock Condition Survey 2011). The council currently owns and manages 5,208 homes for older people across the district (as at April 2010).

The revised housing figures in the South East Plan will require an annual average house provision of 510, the latest construction figures were 638 houses in 2006/07, 1,284 in 2007/08, 965 in 2008/09 and 305 in 2009/10. However, the latest two years figures include readjustments made for undercounting in previous years. The average completion figure since the South East Plan (for the years 06/07 to 09/10) is 798 units (Canterbury City Council 2009) and is within the annual average required by the South East Plan. The current economic climate which has seen a dramatic slow down in house building since 2008/09. (<https://shareweb.kent.gov.uk/Documents/facts-and-figures/Housing/can-hia2010.pdf>).

Registered Social Landlord (RSL) housing provides the majority of new build affordable housing in the district. 16 RSLs own 2,156 homes. 690 new RSL homes have been built between 2005/6 and 2010/11, an average of 115 per year.

In September 2011 the average house price in the district was £230,000, compared to £223,000 in 2007 (although the small number of transactions may distort this figure) (Hometrack 2011 and East Kent SHMA 2009). Property prices are on average £33,000 higher than neighbouring districts. Inflationary pressures on local property include:

- The city's role as an economic centre.
- The demand by landlords for student lets.
- The popularity of Whitstable for second homes and retirement.
- The 'Canterbury Standard', Code for Sustainable Homes Level 4
- The High Speed 1 rail service may attract commuters from London.

Prices vary within the district, Canterbury city, Whitstable and rural areas are the most expensive. Lowest prices are in Herne Bay. A home in the cheapest 25% of properties costs nine times lower quartile earnings. The cost of buying an average 2-bedroom home is £169 per week (assuming an 85% mortgage at 3.45% interest). SHMA guidance recommends that for a market property to be affordable, it should cost no more than 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for a dual-income household. Local house price-to-earnings ratios show that single earner households and people on low incomes cannot afford to buy a home. 52% of first time buyers are priced out of the market (Hometrack 2011 and East Kent SHMA 2009).

The requirements for housing growth will have positive and negative implications for the District, as they will provide new homes for the growing population, but could put pressure on environmental assets (such as greenfield sites), and water resources.

The huge number of young people reflects the city's position as a centre of education. This has many positive effects: jobs, prosperity and a vibrant cultural life. However, there are downsides, with concentrations of students affecting communities and distorting housing market.

## Key Sustainability Issues for Canterbury

**Issue summary:** The need to meet local and regional housing targets will require that new development comes forward on previously developed land (PDL) and, given the small amounts of PDL available, also on green field land. Meeting housing needs whilst also minimising the impact of development on the districts sensitive environmental receptors is one of the key issues for Canterbury City Council. There is also the need to maximise the supply of appropriate, well designed, located and affordable housing (in all tenures) to meet the needs of the District. Many family-sized homes are shared student houses (CCC Council Tax records). Competition for accommodation from students contributes to high housing costs. Economic vitality masks deprivation and low incomes. Combined, these factors make it difficult for many local people, particularly families with children, to find suitable homes that they can afford to rent or buy. Increasing the amount of purpose built student accommodation is vital to reduce the pressures on the housing market and release family sized homes for occupation by families (CCC Student Scrutiny Review 2006).

*This links with Objective 9 (Access to Services), Objective 11 (High Quality Design and Sustainability) Objective 12 (Housing), Objective 14 (Use of Land)*

### H. Employment and Economy.

Between April 2010 and March 2011, 73.9% of people of working age within Canterbury district were economically active (some 76,300 people). This compares with a South East average of 79.3% and a national average of 76.2%. The corresponding unemployment rates for the same period were 6.8% for Canterbury, comparing to a South East average of 5.8% and national average of 7.6%. (<http://www.nomisweb.co.uk>)

The service sector continues to be 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). Due to the tourism dependent nature of much of the service sector employment in Canterbury, there is a high proportion of the population (37.6%) employed on a part-time basis.

[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) (ASHE, 2011). This can largely be attributed to higher than average levels of employees earning under £250 per week. This is arguably a reflection of the comparatively high concentration of local employment in the District's retail, education and health sectors where employment is frequently characterised by low earnings. Investments in finance, IT and other business activities would help address this balance and potential opportunities exist within the Higher Educational establishments in the area.

According to the indices of deprivation from 2010 (<http://www.communities.gov.uk/publications/corporate/statistics/indices2010>). Canterbury is ranked as the seventh out of twelve local authorities (in Kent (these figures exclude the Medway)) in terms of deprivation (where one is the most deprived); Canterbury is ranked at the 163<sup>rd</sup> most deprived Local Authority in England. Of the Local Authorities surrounding Canterbury Thanet (1 in Kent), Swale (2), Shepway (3), and Dover (5) are all more deprived with only Ashford (8) less deprived. The economic performance of Canterbury is below the England and Wales average and notably below the South East. Canterbury is (ranked out of 100 where 1 is the worst) 39<sup>th</sup> for median full time earnings, 49<sup>th</sup> for gross value added per head (£), and 50<sup>th</sup> for the stock of VAT registered businesses (Canterbury City Council (2008) medium term financial strategy 2008-2012).

Five of Canterbury districts Super Output Areas (SOA's) (which measure deprivation within individual wards) are within the 20% of most deprived SOA's in England. These are Gorrell, Seasalter, Wincheap, Westgate and Heron wards (Canterbury City Council (2008) medium term financial strategy 2008-2012).

**Issues summary:** Canterbury is one of the largest economies in Kent and has relatively low levels of claimant unemployment. However, there is a need to broaden the local economy and to increase the knowledge based industry by drawing on links with the Higher Education Institutions and reducing reliance on tourism and retail.

*This links with Objective 1 (Economy and Employment), and Objective 2 (Rural/Coastal Communities)*

### I. Transport

At the time of the last census in 2001 24% of households in the District did not have a car or van. This compares with the national average of 27%. 31% of households have access to two or more cars or vans. This compares with a national average of 29%. (Source: Office of National Statistics, April 2001).

There is a large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education. Around 160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city. Although the city is bypassed to the south-west by the A2, the highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion and poor air quality, especially on the inner ring road and inner radial routes and this is despite 1 million passengers using the Park and Ride every year since in 2003. The key transport issues for Canterbury are:

- Congestion hot spots particularly along the A28 and the ring-road
- Increase the frequency, speed and reliability of public transport services and improve integration
- Linking transport investment with development plan priorities and strategic development allocations at the City of Canterbury
- Reduce the impact of traffic on the historic environment and air quality in the city

The Canterbury District Transport Action Plan (Unlocking the Gridlock) is currently being reviewed. However the transport strategy to tackle congestion and improve will be based around 4 key strands :

- Improving Travel Choice
- Car Parking Strategy
- Highway Infrastructure Solutions



## Key Sustainability Issues for Canterbury

- Reducing the Need to Travel

Total parking provision is 6059 (Source: Unlocking the Gridlock: Canterbury District Transport Action Plan 2004). The Peak Weekend Demand is 4258 and Total Off-Street Parking Provision is 4258 (Canterbury District Council, 2005).

Canterbury District has 3 Park and Ride sites, 28 School Travel Plans and 20 Walking Buses. The number of trips on Park and Ride [year ending 2011] is 902,300 trips. (Source: Canterbury City Council Transport Department). According to the Canterbury City Council, there are 43 bus routes, 9 train stations, 3 train lines and 32 cycleways. The length of the cycle routes measure about 67 km long (Source: Canterbury City Council Transport Department).

The Local Transport Plan for Kent (2011-16) has highlighted access improvements to all three A2 junctions at Canterbury. The construction of the A2 London bound on-slip road at Wincheap was completed in August 2011.

Significant increases have been made in bus patronage – an extra 2 million passengers boarded buses in the centre of Canterbury in 2011 compared to 2004 (Source Stagecoach)

The commencement of High Speed Services at Canterbury West Station has increased rail usage at that station - Passenger numbers (per rolling 365 day period) have increased from 176,000 (November 2009) to over 350,000 (November 2011) (Source Southeastern). High Speed One services now stop at the Canterbury West Railway station cutting the journey times to London from approximately 90-56 minutes.

The Council is considering a number of proposals, including increasing Park and Ride Capacity – in particular to provide a site to accommodate the A2 north-western approach, provision of A2 slip roads at Wincheap and Harbledown to reduce city centre congestion, a relief road through Wincheap and a suitable junction with the A28, development of Urban Traffic Management and Control (UTMC) to maximise use of the existing road network, New junction near the a2 at Bridge, bus lanes and priority measures, extend and improve cycling and walking routes, and improvements at Canterbury West railway station (Canterbury City Council)

**Issues summary:** There is the need to encourage investment in transport infrastructure, to increase transport choice and reduce congestion. There is also the need to improve rural bus services.

*This links with Objective 4 (Transport).*

### J. Skills and Education.

Canterbury district is an important focus for higher and further education with a number of colleges. Canterbury Christ Church University is a modern university with its main campus based in Canterbury but with campuses throughout Kent (<http://www.canterbury.ac.uk>), in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.

Education and schooling within Canterbury is managed by Kent County Council. There are 37 primary schools within Canterbury District, seventeen secondary schools, two pupil referral units and two special schools ([www.kent.gov.uk](http://www.kent.gov.uk)).

In 2010, within Canterbury District 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%). The 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%) ([www.nomisweb.co.uk](http://www.nomisweb.co.uk)). The Secondary Strategic Planning document 2007-2017 suggests that 5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017 ([www.kenttrustweb.org.uk](http://www.kenttrustweb.org.uk)). Canterbury is a net importer of secondary students (from neighbouring districts). There is a disparity in subscription throughout the district with 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. Whitstable Community College expanded to seven forms of entry in 2006 and is expected to fill to capacity in the next five to ten years ([www.kenttrustweb.org.uk](http://www.kenttrustweb.org.uk)).

Canterbury district's Riverside centre is the district's Sure Start centre which aims to promote the physical, intellectual and social development of young children under five. Children's centres such as the Riverside Centre in Canterbury are important community hubs for both young children and their parents.

**Issues summary:** The level of economic and social polarisation within the area has had an impact on educational achievement in some areas. The District is, however, an important focus for higher and further education and there is a need to strengthen the links between secondary and further education.

*This links with Objective 1 (Economy and Employment) and Objective 9 (Access to Services).*

### K. Quality of Life.

Between 2007 and 2009 life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3) marginally higher than England as a whole (82.3). For the same period males life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4) and higher than England (78.4) (<http://www.neighbourhood.statistics.gov.uk>).

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 (source: [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)).

Under 18 conceptions in Canterbury district for 2007 were lower, at 31.5 per 1,000, than the South East (32.9 per 1,000) and England (41.7 per 1,000) (source: [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)).

While the District of Canterbury is relatively wealthy overall, compared to East Kent and other areas of the country, it does have areas of deprivation which score significantly worse than the average on factors such as income, employment, health, and education and housing. Four wards in particular are within top 10% most disadvantaged wards in Kent. Data emerging from the 2011 census indicates that the

## Key Sustainability Issues for Canterbury

wards of Seasalter, Greenhill, Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have SOAs in the 20% most deprived in England.

The new Canterbury Community Strategy Partnership Plan 2011 – 2014) refers to the Canterbury City Council Residents Survey 2010 and states that community safety issues are of high priority to local residents. When asked what makes somewhere a good place to live, the largest response, 567 people, 56.24%, said the level of crime and anti-social behaviour.

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. (<http://www.neighbourhood.statistics.gov.uk>)

Canterbury district is covered by the Eastern and Coastal Kent Primary Care Trust which includes St Martins Hospital and Kent and Canterbury Hospitals. Both of these Hospitals are in Canterbury with neither providing Accident and Emergency services. The closest A&E services are in Margate and Ashford (source: [www.nhs.uk](http://www.nhs.uk)). There are no walk-in centres within the district with the closest centre in Ashford. There is a newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.

Canterbury run a children and youth services team which works with children aged five to 18 with the aim of encouraging personal and social development through positive play. Canterbury City Council also run a neighbourhood development team who work to support community groups, particularly those who experience disadvantage or social exclusion to make better places for them to live, work and visit. Over the 2010/2011 period 69% of service delivery was to residents of priority wards, 33 volunteers were recruited from priority areas and there was a 15.4% increase in the number of volunteers registered with volunteer centres. Also within this period 4 new neighbourhood bodies were established (Source; Community Development and Outdoor Leisure performance figures 2010-2011.)

**Issues summary:** Quality of life for the community in Canterbury District can be positively promoted by improving the quality of the physical environment, social well-being and economic and environmental improvements and by recognising the interconnectivity of the above issues.

*This links with Objective 10 (Sustainable Living and Revitalisation) and Objective 13 (Quality of Life).*

### L. Energy and Renewable Energy.

Canterbury City Council publishes guidelines for households in the district in order to present a clear approach to methods to reduce energy expenditure and also to promote microgeneration throughout the district. There is a need to promote sustainable forms of energy, reduce overall energy consumption and become more energy efficient. Offshore wind power on the Kentish Flats (approximately 8.8km from Herne Bay) has been supplying energy to the national grid since December 2005. The 30 turbines can produce 3MW each with a total capacity of 90MW which is enough to power 100,000 homes when operating at capacity (source: [www.kentishflats.co.uk](http://www.kentishflats.co.uk)).

In 2009, Canterbury consumed 585.1 GWh of electricity and an average domestic consumption of 4,227 KWh compared to an average domestic consumption within the South East of 4,725 KWh.

([http://www.decc.gov.uk/en/content/cms/statistics/energy\\_stats/regional/regional.aspx](http://www.decc.gov.uk/en/content/cms/statistics/energy_stats/regional/regional.aspx)).

**Issues summary:** The need to promote sustainable forms of energy, reduce overall energy consumption and become more energy efficient.

*This links with Objective 7 (Climate Change, Energy and Air Quality) and Objective 15 (Natural Resources).*

### M. Sustainable Tourism.

Canterbury district comprises a wide and diverse range of tourist activities from sight seeing around historic Canterbury to kite surfing on the coast. Canterbury offers a diverse range of activities for tourists and boasts Kent's most visited tourist attraction. Canterbury boasts a rich heritage stretching back to prehistoric times. Visitors have been a feature of Canterbury since the murder of Thomas Beckett in 1170. The pilgrims which visited Canterbury inspired Chaucer's Canterbury Tales.

In 2010 the total value of tourism activity in Canterbury was estimated to have been around £459,191,000, up 2% compared to 2009. This equated to around 6,653 Full-Time Equivalent Jobs and 8,189 Actual Jobs (separated by all seasonal and part-time employment). These jobs are sustained in a wide number of service sectors including retail, catering, travel and hospitality and thus beyond tourism businesses (Tourism South East, 2011). The emerging city council Visitor Economy Policy (2011-2016) signals a desire to generate more overnight and longer stay trips to the district. There is also a need to encourage more visitors to enjoy the numerous attractions offered across the district which include coastline, countryside, internationally recognised sites for wildlife and heritage.

**Issues summary:** Tourism represents an important sector to the Canterbury District and the City in particular. There is the need to promote responsible tourism which is both ecologically and culturally sensitive, and that benefits the entire district.

*This links with Objective 1 (Economy and Employment)*

## 2.2 Sustainability Objectives and Appraisal Criteria

A tailored sustainability appraisal matrix has been designed to complete the assessments of the SHLAA sites. This uses the sixteen sustainability objectives and guide questions taken from the 2010 Scoping Report; however, the objectives and guide questions have been modified to take into account the following:

- The appraisal includes objectives that will not be applicable to site level appraisal e.g. those objectives/questions that require a level of detail that is unavailable at this stage, such as matters that relate to design, energy use and carbon emissions. For these objectives and/or guide questions, a comment of ‘not applicable’ is recorded;
- Where insufficient information is available to make an assessment of the effects of the proposed site, an ‘uncertain’ effect is recorded;
- The need to include additional questions (such as proximity to community infrastructure) to aid the appraisal process;
- The need to provide guidance on interpretations of significance to aid consistency in the appraisal process.

To aid completion of the assessment, information has been used from the policy requirements and constraints assessment that have also been undertaken of the site by Canterbury City Council.

The tailored appraisal framework (including objectives, questions and guidance) is presented in **Table 2.2**.

**Table 2.2 Sustainability Objectives and Detailed Criteria**

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		
<ul style="list-style-type: none"> <li>• The economic performance of Canterbury is below the England and Wales average and notably below the South East.</li> <li>• 73.9% of people of working age within Canterbury district were economically active (2011)</li> <li>• Service sector is the largest employer in Canterbury (88%) with public sector and tourism related employers contributing the greatest proportion of jobs (40.3% and 8.9% respectively).</li> </ul>	<p>1.1 Will it improve efficiency, competitiveness, vitality and adaptability of the local economy?</p> <p>1.2 Will it encourage investment in businesses, people and infrastructure for the long term?</p>	<p><i>Uncertain</i></p> <p>No Impact</p> <p>[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, &gt;400 significant positive.</p>

Table 2.2 (continued) Sustainability Objectives and Detailed Criteria

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<ul style="list-style-type: none"> <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?	<p>No Impact</p> <p>[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, &gt;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]</p>
	1.4 Will it help diversify the economy?	<i>Uncertain</i>
	1.5 Will it lead to an increase in the local skill base through recruitment from Canterbury's Higher education establishments?	<i>Uncertain</i>
	1.6 Will it help to foster growth in the knowledge based economy?	<i>Uncertain</i>
	1.7 Will it promote sustainable tourism?	<i>Uncertain</i>
	1.8 Will it help meet the employment needs of local people?	<p>No Impact</p> <p>[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, &gt;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]</p>
	1.9 Will it improve physical access to jobs through improved location of sites and proximity to transport links?	<p>No Impact</p> <p>[Minor positive if the site is within 30mins public transport time of an employment site. Significant positive score for sites &gt;400 units]</p>
	<b>Discussion and Assumptions:</b>	<b>Take account of existing uses and loss of employment</b>

**Table 2.2 (continued) Sustainability Objectives and Detailed Criteria**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities</b>		
N/A	<p>2.1 Will it assist with the diversification of the rural/coastal economy?</p> <p>2.2 Will it support and encourage the growth of rural/coastal businesses?</p> <p>2.3 Will it help retain village/coastal services by stimulating demand?</p> <p>2.4 Will it assist in the provision of affordable houses in rural/coastal areas?</p>	<p>Uncertain</p> <p>No Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a positive minor effect. Significantly positive if site &gt; 400 units. Sites in Canterbury will be scored as uncertain]</p> <p>No Impact [Proposed sites in Herne Bay, Whitstable and rural locations should be assumed to have a minor positive effect. Significantly positive if site &gt; 400 units. Sites in Canterbury will be scored as uncertain]</p> <p>No 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]</p>
<b>Discussion and Assumptions:</b>		
<b>3. Water Quality To protect and improve the quality of inland and coastal waters</b>		
<ul style="list-style-type: none"> <li>North Kent and Swale CAMS area is one of the most intensively licensed areas for water abstraction and it is one of the driest areas in the UK with 665mm per year</li> <li>Stour CAMS area covers much of inland Canterbury district. Extreme low flow and flood events recorded in recent years.</li> <li>Area vulnerable to the effects of drought or changes in rainfall patterns.</li> </ul>	<p>3.1 Will it minimise the adverse effects on ground and/or surface water quality?</p> <p>3.2 Will it avoid adverse impacts on coastal waters, fisheries and bathing waters?</p> <p>3.3 Will it protect and improve ground and surface water quality?</p>	<p>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 &gt; 25m score no impact]</p> <p><i>Not applicable</i></p> <p><i>Uncertain</i></p>
<b>Discussion and Assumptions:</b>		

**Table 2.2 (continued) Sustainability Objectives and Detailed Criteria**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport</b>		
<ul style="list-style-type: none"> <li>Highway network is under acute pressure and as a result, Canterbury suffers from significant peak hour congestion with congestion hot spots particularly along the A28 and the ring-road</li> <li>Large net inflow of commuters into the area as well as an influx of secondary school children and students in higher education (160,000 vehicles per day travel to and from Canterbury along the nine "A" and "B" roads that converge on the city)</li> </ul>	<p>4.1 Will it reduce travel demand?</p> <p>4.2 Will it improve transport of goods/people by more sustainable means?</p> <p>4.3 Will it encourage walking, cycling and use of public transport?</p> <p>4.4 Will it help to reduce traffic congestion and improve road safety?</p> <p>4.5 Will it reduce the need to travel?</p> <p><b>Discussion and Assumptions:</b> [Make a particular reference to any particular known transport improvements, such as bus links.]</p>	<p>No Impact</p> <p>[Sites located within 800m walking distant of a convenience store, GP and primary school to score significant positive. If site is within 800m of 2 of 3 services provided score minor positive. Sites beyond 800m walking distance of these services score as negative. If site beyond this distance and &gt; 100 units score as significantly negative]</p> <p><i>Uncertain</i></p> <p>No Impact</p> <p>[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 &gt; 100 units score as significantly negative]</p> <p><i>Uncertain</i></p> <p><i>Uncertain</i></p>
<b>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</b>		
<ul style="list-style-type: none"> <li>The Cathedral, St Augustine's Abbey and St Martin's Church are UNESCO World Heritage site.</li> <li>In 2011, there were 2,896 statutory listed buildings, 798 locally important buildings, 94 conservation areas, 53 Scheduled Ancient Monuments and 2 historic parks or gardens in the Canterbury district.</li> <li>There are 19 heritage assets at risk in the Canterbury district on the City Council's 2010 Heritage at Risk Register. Of these, two from a total of 185, (1.08%), are grade 1, or grade II* listed buildings. There are 5 scheduled monuments at risk from a total of 53 (9.4%).</li> </ul>	<p>5.1 Will it improve access to the countryside and open space?</p> <p>5.2 Will it avoid adverse impacts and enhance designated and non-designated landscape features?</p>	<p><i>Uncertain</i></p> <p>No Impact</p> <p>[No impact for sites located &gt; 1km from designated landscape. For sites &lt;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]</p>

**Table 2.2 (continued) Sustainability Objectives and Detailed Criteria**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<ul style="list-style-type: none"> <li>In addition, there are a further 32 gardens on the Kent Gardens Trust/Kent County Council compendium.</li> </ul>	<p>5.3 Will it protect and enhance Green Infrastructure throughout the district?</p> <p>5.4 Will it improve access to urban open space?</p> <p>5.5 Will it help to protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest?</p> <p>5.6 Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</p> <p>5.7 Will it improve and promote access to buildings and landscapes of historic/cultural value?</p> <p><b>Discussion and Assumptions:</b></p>	<p>No Impact</p> <p>[PDL sites will be positive and greenfield sites will be negative. Site will be significantly positive or negative if &gt; 100 dwellings]</p> <p>No Impact</p> <p>[Score positive if the proposed site is within 400m of open space* (+2 hectares in size). Score significant if site &gt; 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 ]</p> <p>No Impact</p> <p>[No impact unless site includes cultural heritage features. Impacts will be significantly negative where feature is designated. Score uncertain if evaluation requested]</p> <p>No Impact</p> <p>[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]</p> <p><i>Uncertain</i></p>
<p><b>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity</b></p>		
<ul style="list-style-type: none"> <li>Regionally Important Geological Site (RIGS) includes; Chislet Colliery; Long Rock at Tankerton; Brambling Quarry; Coopers Pit; and Chartham Hatch Pit</li> <li>Three Ramsar sites (Thanet Coasts and Sandwich Bay, The Swale and Stodmarsh), all of which are also Special Protection Areas (S PA).</li> <li>Two Special Areas for Conservation (SAC) (Blean Complex and Stodmarsh).</li> <li>Two National Nature Reserves (Blean Woods and Stodmarsh).</li> <li>15 Sites of Special Scientific Interest (SSSI).</li> </ul>	<p>6.1 Will it avoid damage to and enhance species and habitats?</p>	<p>No Impact</p> <p>[No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species has a national designation. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of nationally designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative'].</p>



Table 2.2 (continued) Sustainability Objectives and Detailed Criteria

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<ul style="list-style-type: none"> <li>• 10 Local Nature Reserves (LNR)</li> <li>• 49 Local Wildlife Sites</li> </ul>	<p>6.2 Will it minimise habitat fragmentation?</p> <p>6.3 Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process?</p> <p>6.4 Will it ensure the sustainable management of natural habitats?</p> <p>6.5 Will it avoid damage to and protect geologically important sites?</p>	<p>No Impact</p> <p>No impact unless site includes /or is adjacent to recognised biodiversity features. Impacts will be significantly negative where habitat or species is designated. If habitat improvements or mitigation proposed, score as significant impact/minor impact. If site is within 250m of designated site score as significant impact/minor negative impact. If proposed site includes or is adjacent to local designated sites, score minor negative. If it is advised that there is 'likely' to be protected species on the site score 'minor negative']</p> <p>No Impact</p> <p>[Score as uncertain unless there are specific proposals for habitat creation or enhancement, where it is scored minor positive]</p> <p><i>Not applicable</i></p> <p>No Impact</p> <p>[No impact unless site includes recognised geological features. Impacts will be significantly negative where feature is designated]</p>
<b>Discussion and Assumptions:</b>		
<b>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency</b>		
<ul style="list-style-type: none"> <li>• Climate change poses a threat both in terms of flooding and drought to Canterbury. Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>• Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> </ul>	<p>7.1 Will it reduce vulnerability to climate change?</p> <p>7.2 Will it reduce or minimise greenhouse gas emissions?</p> <p>7.3 Will it maintain and improve local air quality?</p> <p>7.4 Will it minimise the need for energy?</p> <p>7.5 Will it increase efficiency in the use of energy?</p>	<p>No Impact</p> <p>[Score negative if proposed site lies within a flood risk area as defined by the Environment Agency. Significant if flood zone 3]</p> <p><i>Uncertain</i></p> <p><i>Uncertain</i></p> <p><i>Uncertain</i></p> <p><i>Uncertain</i></p>



**Table 2.2 (continued) Sustainability Objectives and Detailed Criteria**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<ul style="list-style-type: none"> <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 (NO<sub>2</sub>) 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>	<p>7.6 Will it help to increase the share of energy generated from renewable sources?</p> <p><b>Discussion and Assumptions:</b></p>	<p>No Impact</p> <p>[Score as uncertain unless proposed site is size where number of units &gt;750 assuming dwelling density of 30 dph and could support CHP and then score as positive]</p>
<b>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment</b>		
<ul style="list-style-type: none"> <li>Particular concern is the increased frequency and severity of coastal flood events. EA propose 'Hold the Line' for most coastline; however, between Reculver and Minnis Bay a 'managed realignment' strategy has been recommended by the EA.</li> <li>Inland sections of the district which are at risk of flooding particularly areas around the River Stour, including the section which runs through Canterbury itself.</li> </ul>	<p>8.1 Will it help to minimise the risk of flooding to existing and new developments/infrastructure?</p> <p>8.2 Will it help to discourage inappropriate development in areas at risk from flooding and coastal erosion?</p> <p>8.3 Will it help to manage and reduce the risks associated with coastal erosion?</p> <p>8.4 Will it reduce vulnerability to flooding and coastal erosion?</p> <p><b>Discussion and Assumptions:</b></p>	<p>No Impact</p> <p>[Score as uncertain unless site included in Flood Risk Area when score as negative. Significant if flood zone 3]</p> <p><i>Not applicable</i></p> <p><i>Not applicable</i></p> <p><i>Uncertain</i></p>
<b>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</b>		
<ul style="list-style-type: none"> <li>Seasalter, Greenhill and Eddington, Gorrell, Heron, Northgate, Barton and Wincheap have LSOAS in the 20% most deprived in England</li> <li>37 primary schools, seventeen secondary schools, two pupil referral units and two special schools</li> <li>5,665 secondary places for years 7-11 will be required by 2012 and 5,078 places by 2017, allowing for 5% surplus capacity within secondary schools over the district as a whole. These figures suggest a need to remove 275 secondary places for years 7-11 by 2012 and 862 places by 2017</li> </ul>	<p>9.1 Will it improve social and environmental conditions in the most deprived areas?</p> <p>9.2 Will it increase economic activity?</p> <p>9.3 Will it improve access to skills and training for raising employment potential?</p>	<p>No Impact</p> <p>[No impact unless proposed site located in identified disadvantaged ward. Significant if site &gt; 100 units]</p> <p>No Impact</p> <p>[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, &gt;400 significant positive. Score loss of employment land as a negative score ]</p> <p><i>Uncertain</i></p>

**Table 2.2 (continued) Sustainability Objectives and Detailed Criteria**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<ul style="list-style-type: none"> <li>Canterbury is a net importer of secondary students (from neighbouring districts).</li> <li>Some schools such as Herne Bay high school over subscribed and others currently undersubscribed.</li> <li>Approximately 700 pupils attend grammar schools in Faversham, Canterbury and Thanet.</li> <li>Canterbury Christ Church University main campus is based in Canterbury, in addition the University of Kent and the University of Creative Arts both have campuses in Canterbury.</li> <li>26.6% of the population have NVQ level 4 or above. This is lower than for the South East (33.9%) and Great Britain as a whole (31.3%).</li> <li>percentage of the population with no qualifications at all is 7.2% of the working age population which is lower than as the South East (8.5%) and Great Britain as a whole (11.3%).</li> </ul>	<p>9.4 Will it help to provide more equal access to opportunities, services and facilities (e.g. sport, culture, health, education, open space etc.)?</p> <p><b>Discussion and Assumptions:</b></p>	<p>No Impact</p> <p>[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]</p>
<b>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living</b>		
<ul style="list-style-type: none"> <li>The closest A&amp;E services are in Margate and Ashford. Kent and Canterbury Hospital does not have Accident and Emergency services.</li> <li>Newly opened minor injury unit at Estuary View Medical Centre in Seasalter, Whitstable.</li> </ul>	<p>10.1 Will it improve townscapes/rural centres and physical assets?</p> <p>10.2 Will it encourage more people to live in town centres?</p> <p>10.3 Will location encourage increased use of shops or services within town centre?</p> <p>10.4 Will it promote responsible tourism which is both ecologically and culturally sensitive?</p> <p>10.5 Will it improve physical access to services, such as a GP, a hospital, schools, areas of employment and retail centres?</p> <p><b>Discussion and Assumptions:</b></p>	<p><i>Uncertain</i></p> <p>No Impact</p> <p>[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 &gt; 400 units or when distance &gt;5km from town centre]</p> <p>No Impact</p> <p>[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 &gt; 400 units or when distance &gt;5km from town centre]</p> <p><i>Not applicable</i></p> <p><i>Uncertain</i></p>

Table 2.2 (continued) Sustainability Objectives and Detailed Criteria

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>11. High Quality Design and Sustainability To encourage sustainable design and practice</b>		
Material assets, Landscape, Cultural heritage	11.1 Will it use architectural design to enhance the local distinctiveness of development?	<i>Uncertain</i>
	11.2 Will it improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings?	<i>Uncertain</i>
	11.3 Will it affect light and noise pollution?	<i>Uncertain</i>
<b>Discussion and Assumptions:</b>		
<b>12. Housing To make suitable housing available and affordable to everyone</b>		
<ul style="list-style-type: none"> <li>Canterbury had a population of 149,100 (2009)</li> <li>64,070 units (April 2010)</li> <li>Average annual housing completion figure since 06/07 is 798 units</li> </ul>	12.1 Will it encourage more access to affordable housing?	No 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?	No 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?	<i>Uncertain</i>
	12.4 Will it reduce the number of unfit and empty homes?	<i>Not applicable</i>
	12.5 Will it reduce the number of empty homes?	<i>Not applicable</i>
	12.6 Will it reduce the level of homelessness in the District?	<i>Uncertain</i>
<b>Discussion and Assumptions:</b>		
<b>13. Quality of Life To improve the quality of life for those living and working in the District</b>		
<ul style="list-style-type: none"> <li>For 2010/11, the number of notifiable offences in Canterbury recorded by the police for violence against a person was 1,572. For robbery offences and theft of a motor vehicle, the number recorded was 92 and 165 respectively.</li> <li>Life expectancy for females in Canterbury district at birth was 82.4 years, less than for the South East (83.3). Life expectancy at birth was 78.5 years which was also marginally lower than the South East (79.4).</li> <li>The 2001 census data reports that of the 135,278 people in Canterbury 67.5% described themselves as being in good health, 23.5% in fairly good health and 9% in not good health.</li> </ul>	13.1 Will it reduce actual levels of crime?	<i>Uncertain</i>
	13.2 Will it reduce the fear of crime?	<i>Uncertain</i>
	13.3 Will it reduce death rates and negative health impacts in key vulnerable groups?	<i>Uncertain</i>
	13.4 Will it promote healthy lifestyles?	<i>Uncertain</i>
	13.5 Will it improve peoples' perception of their local area being a place where people from different ethnic backgrounds get on well together?	<i>Uncertain</i>
	13.6 Will it promote sport and physical activity?	<i>Uncertain</i>
<b>Discussion and Assumptions:</b>		

Table 2.2 (continued) Sustainability Objectives and Detailed Criteria

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
<b>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns</b>		
Soil, Material Assets, Landscape	14.1 Will it promote the wise use of land (minimise development on greenfield land)?	No 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?	No 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?	No 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?	No Impact [PDL sites to score positive. Greenfield sites to score negative. Where site exceeds 100 units, score significant]
	14.5 Will it encourage urban renaissance?	No Impact [Small urban sites < 400 units score as a minor positive impact. Large urban sites (> 400 units, score as significant positive impact. All other sites score as no impact]
<b>Discussion and Assumptions:</b>		
<b>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources</b>		
Material Assets, Soil	15.1 Will it minimise the demand for raw materials?	<i>Uncertain</i>
	15.2 Will it promote the use of local resources?	<i>Uncertain</i>
	15.3 Will it reduce minerals extracted and imported?	<i>Uncertain</i>
	15.4 Will it increase efficiency in the use of raw materials and promote recycling?	<i>Uncertain</i>
	15.5 Will it minimise the use of water and increase efficiency in water use?	<i>Uncertain</i>
	15.6 Will it protect water resources?	<i>Uncertain</i>
	15.7 Will it encourage farming practices sensitive to the character of the countryside?	<i>Not applicable</i>
<b>Discussion and Assumptions:</b>		

**Table 2.2 (continued) Sustainability Objectives and Detailed Criteria**

Sustainability Objectives and Baseline Information	Key questions/guidance	Sustainability Impacts
16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste		
<ul style="list-style-type: none"> <li>In 2009/10 Canterbury produced 61,726 tonnes of municipal waste and 55,834 of household waste.</li> <li>In 2009/10 residents produced 479kg of household waste per household, 45.3% of which was recycled, reused or composted.</li> <li>Total of 63 recycling sites across Canterbury district. Of these 27 are in Canterbury, 16 in Whitstable, 8 in Herne Bay with the remaining 12 in the villages around the district.</li> <li>KCC operates two household waste recycling centres within Canterbury district; the Canterbury Recycling Centre and the Herne Bay Household Waste Recycling Centre.</li> </ul>	16.1 Will it reduce the amount of waste generated?	<i>Uncertain</i>
	16.2 Will it encourage the recycling of waste?	<i>Uncertain</i>
	16.3 Will it increase the demand for recycled materials?	<i>Uncertain</i>
	16.4 Will it ensure the management of wastes consistent with the waste management hierarchy?	<i>Uncertain</i>
	<b>Discussion and Assumptions:</b>	

## 2.3 Uncertainties and Assumptions

### 2.3.1 Uncertainties

There are a number of uncertainties relating to the appraisal of the SHLAA Sites. These are as follows:

- The exact composition of the developments is uncertain (and necessitated certain basic assumptions regarding densities and layouts).

### 2.3.2 Assumptions

The following assumptions were made throughout the appraisal of the SHLAA sites:

- There would be no loss of employment at sites that are currently Police stations or schools. This is based on the assumption that the employment at these sites would be relocated to new sites or existing sites elsewhere in the district;
- The term 'Key drainage channels' has been interpreted to mean coastal brooks, rivers, streams, lakes and ponds but not surface water drains;

- The identification of Flood Zones is based on the Flood Maps available on the Environmental Agency's website<sup>10</sup>;
- The assessment of the likelihood of protected species on site is based on a range of factors including: the current use and condition of the site; the sensitivity of surrounding areas; and records of species identified on site, or nearby to the site. The assessment is not based on a detailed site survey such as a Phase 1 Habitat Survey. Sites that progress to the later stages of the site selection process will need to consider the potential impact on habitats and species in more detail, assisted by a survey where necessary;
- The term 'designated landscape features' is construed to include land identified in the Canterbury District Local Plan (2006) as in the Green Gap. However throughout the appraisal, sites within 1km of the Green Gap are not deemed to be within 1km of designated or non-designated landscape features. The rationale for this position is based on Policy R8 of the Canterbury District Local Plan which seeks to resist development in the Green Gap to prevent coalescence between existing settlements rather than protected landscape features;
- Sites that are proposing a large number of affordable homes have been scored 'Significant Positive' for Objective 12 (Housing) on the basis that such schemes will encourage more access to affordable housing;
- Sites that are characterised as 'Mixed' have both greenfield and Previously Developed Land (PDL). The scoring of such sites against the sustainability objectives reflects a numbers of factors including the ratio of greenfield to PDL and the previous and extant uses of the site in order to ascertain the overall effect of development on the site. Where it is not possible to make this determination, the effect has been noted as Uncertain;
- The scoring in the site appraisals has taken into account proposals where they have been detailed and specific, such as a Site Masterplan or a site layout. If these proposals affect the criteria [e.g. creation of a green space on site] this has been recorded in the site summaries contained in Appendix C;
- The score of 'No Impact' does not always mean that there is no impact/effect predicted on the sustainability objective. In some cases, the score 'No Impact' has been adopted where the positive effects and the negative effects balance each other out, or where there effect does not contribute or detract from the achievement of the sustainability objective. For some objectives such as Biodiversity, protected species and habitats issues may emerge later in the process as further research is completed on sites.

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<sup>10</sup> <http://www.environment-agency.gov.uk/homeandleisure/37837.aspx>

### 3. Appraisal of Effects

#### 3.1 Appraising Sustainability Performance

The 181 SHLAA sites were appraised against each of the 16 sustainability objectives and guide questions using the form presented in **Table 2.2**. These appraisals were completed by CCC and sent to AMEC for review between 15<sup>th</sup> June 2012 and 20<sup>th</sup> July 2012. AMEC provided an independent validation of the completed appraisals to ensure a consistent approach was taken for each site.

For each sustainability objective, an overall ‘score’ was provided according to the scoring system in Figure 3.1.

**Figure 3.1 A Guide to the Scoring System Used in the Sustainability Appraisal**

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

These scores are intended to serve as an indication of the types of effects that may occur based on the level of information considered. The scoring for each of the 16 sustainability objectives for each site is provided in **Appendix B**.

In addition to the matrix contained in **Appendix B**, a summary was produced for each site. The objective of the summary is to detail the following information:

- A description of the site characterises such as size, location and surrounding uses;
- An overview of the development proposed for the site;
- An outline of the likely sustainability effects.

These summaries can be found in **Appendix C**.

In order to aid further analysis of the site appraisals, once the individual appraisals were completed for each site, and the results formulated into **Appendix B**, the following steps were undertaken:

### Phase 1

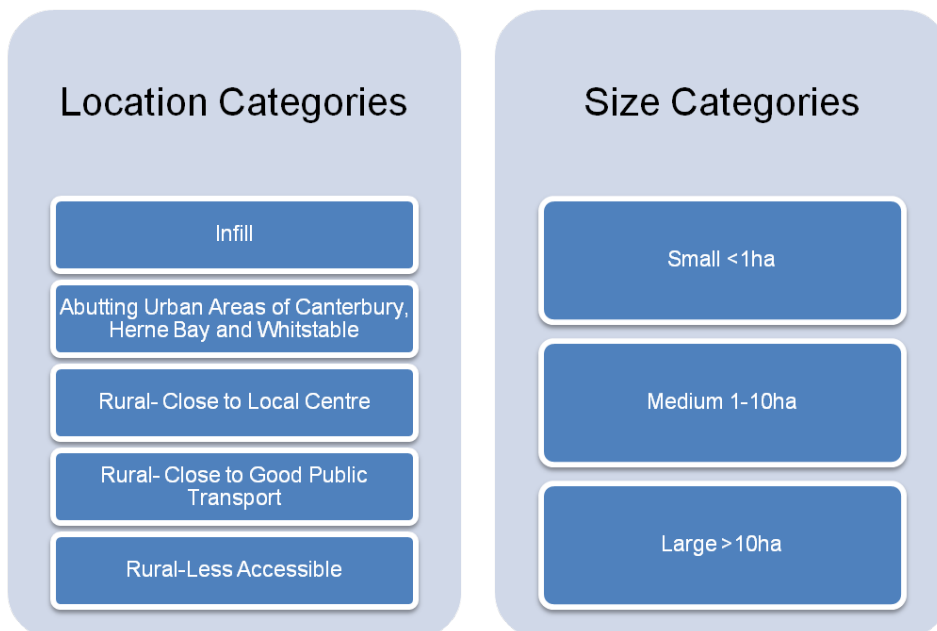
This step involved identifying sites that were likely to have significant positive and negative effects against the 16 sustainability objectives. In other words, those sites most likely and least likely to make a positive contribution towards Canterbury’s Local Plan objectives (as reflective of the NPPF requirements). Sites identified in Phase 1 as having the greatest number of significant positive effects may also have a limited number of significant negative effects. Where this occurs, we have recorded it as it is important that the Council recognises that whilst the grouping suggests all sites perform positively against each of the objectives, there may be specific issues that also need to be taken into account when CCC begins to make their determination of which sites to bring forward into the plan making process.

### Phase 2

This step involved assessing those sites that had a ‘mixed performance’, in other words; they had significant positive effects against some sustainability objectives and some negative effects against other objectives.

In order to help differentiate these sites, they have been placed in categories based on a combination of their size and location. These categories have been identified following consultation with CCC.

**Figure 3.2 Location and Size Categories**



The objective of this step was to identify those sites that performed better than sites of a similar nature. Once the sites were placed in their respective category, they were appraised according to a ‘traffic light’ guide (green, amber and red):



- Green being considered those sites whose positive effects outweigh their than negative effects on the SA objectives, although this may include some significant negative effects;
- Amber indicating that the sites had a genuinely mixed performance against the SA objectives; and
- Red, which indicated that the sites, which may have some positive effects had a greater number of negative effects.

A number of approaches were considered in order to determine the basis of how to place the sites in the green, amber and red categories. These approaches were as follows:

- **Categorisation based on set criteria:** This approach would involve setting criteria based on the number and significance of positive and negative effects in order for a site to qualify to be placed in a category. For example, to be placed in the green category sites would have to have:
  - One significant positive effect, no significant negative effects and more minor positive effects than minor negative; or
  - At least double the significant positive effects than significant negative effects and minor positive effects are more than or equal to minor negative effects; or
  - No Significant positive or negative effects but at least twice as many minor positive effects as minor negative.

*Based on preliminary testing, this option was not taken forward as it was too restrictive and would have caused an exceptionally large amount of sites to fall in the 'Amber' category.*

- **Categorisation based on a points scoring system:** this approach would involve assigning each sustainability objective a point according to the following scale: significant positive: 2; minor positive: 1; uncertain/no impact 0; minor negative -1; significant negative -2. Once these score are added up, the site would have an overall score. Sites with higher scores above a threshold value would be placed in the green category and those with a lower score (often a negative) would be placed in the red category.

*After preliminary testing, this approach was not taken forward for several reasons. Primarily, significant negative effects were often 'mitigated' by several minor positive effects on objectives that frequently scored positive such as Housing, Rural Community and Economy given an overall low numerical score which misrepresented the range of effects identified for a site.*

Following a review of these approaches and their associated limitations, an approach was adopted which was influenced by the following 'guiding principles':

- Although the aim of Phase 2 is to separate the sites into the green, amber and red categories, there is no imperative to fill these categories for each type of site;
- The identification of significant positive or negative effects is the primary starting for the determination of the category in which the site is to be placed;

- Sites in the green category will generally have several significant positive effects, or in the absence of significant positive effects, the number of minor positive effects will by far outweigh the number of minor negative effects;
- Although sites in the green category will often be characterised by the absence of significant negative effects, there may be sites with one or more significant negative effects. Such sites will be placed in the green category where there is sufficient positive effects to outweigh the negative effect; however, in such circumstances, the significant negative effects will be explicitly identified;
- Sites in the red category will generally be characterised by having several significant negative effects;
- Some types of sites in the red category (often large sites that will have positive effects on Housing and Access to Services) will have significant positive effects on one or more objectives but these will be outnumbered by significant negative effects to the degree that the overall effect could be reasonably assumed to be negative;
- Sites in the amber category will contain a mix of positive and negative effects, some of which may be significant; however, neither of which predominate making it misleading to allocate the site to either a red or green category.

### 3.2 Summary of the Effects

The following section provides a summary of the results as set out in the matrix found in Appendix B.

#### 3.2.1 Phase 1

As outlined in section 3.1, Phase 1 involved identifying those sites likely to have significant positive and negative effects against the 16 sustainability objectives.

These sites are listed below in **Table 3.1**.

**Table 3.1 Summary of Phase 1 Analysis of SHLAA sites**

Sites with significant positive sustainability effects	Sites with significant negative sustainability effects
SHLAA-010- Greenhill Road / Junction Road, Greenhill	SHLAA-005- Land at 4 Duckpitts Bungalow, Wingham Road, Bramling
SHLAA-018- Canterbury Police Station, Canterbury	SHLAA-017- Land at Tipper Cottage, Chitty Lane, Chislet
SHLAA-020- Gordon Road, Herne Bay	SHLAA-028- Padgate & Land to Thanet Way, Whitstable
SHLAA-037- New Dover Road, Canterbury	SHLAA-029- Calcott Hill, Sturry
SHLAA-038- St Martin's Hospital Littlebourne Rd	SHLAA-031- Maypole Village Farm, Maypole, Hoath
SHLAA-056- Parham Road, Canterbury	SHLAA-033- The Piggery, Barham
SHLAA-066- Appledown Way, New Dover Rd	SHLAA-039- High Street, Waterham, Whitstable
SHLAA-077- 53 Seaview Road, Herne Bay	SHLAA-048- Ashford Road, Chartham

**Table 3.1 (continued) Summary of Phase 1 Analysis of SHLAA sites**

Sites with significant positive sustainability effects	Sites with significant negative sustainability effects
SHLAA-105- 6/7 Rhodaus Town, Canterbury	SHLAA-081- Westbere Lakes, Fordwich
<b>SHLAA-108- Notley Street, Canterbury</b>	SHLAA-165- St Radigunds Street, Canterbury
SHLAA-114- Sea Street, Herne Bay	SHLAA-168- Bigbury Road, Chartham Hatch,
SHLAA-116- 31-33 Oxford Street, Whitstable	SHLAA-176- Eddington Lane Herne Bay
SHLAA-120- Chestfield Road, Whitstable	SHLAA-200- Westbere Quarry ,Island Rd Westbere
<b>SHLAA-142- Church Hall, Nunnery Rd, Canterbury</b>	SHLAA-208- Herne Bay Golf Club, Herne Bay

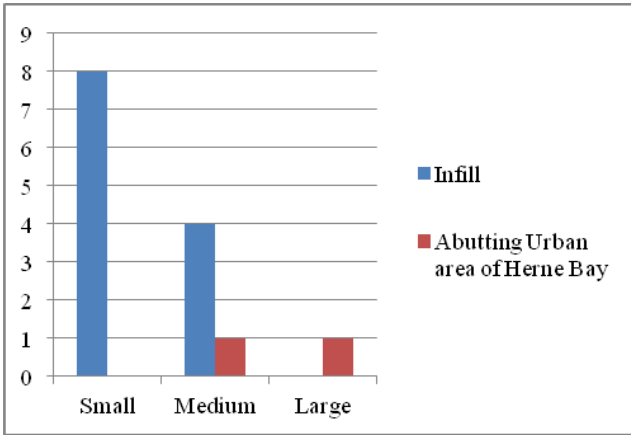
Sites marked in bold are expected to have several significant *positive* effects but it should be noted that these sites also are expected to have one or more significant *negative* effects. These effects have been listed below for reference:

- Site SHLAA-010 is expected to have significant negative effects against the Sustainable Living and Use of Land objectives;
- Site SHLAA-108 is expected to have a significant negative effect on Countryside and Historic Environment objective;
- Site SHLAA-142 is expected to have a significant negative effect on Countryside and Historic Environment objective.

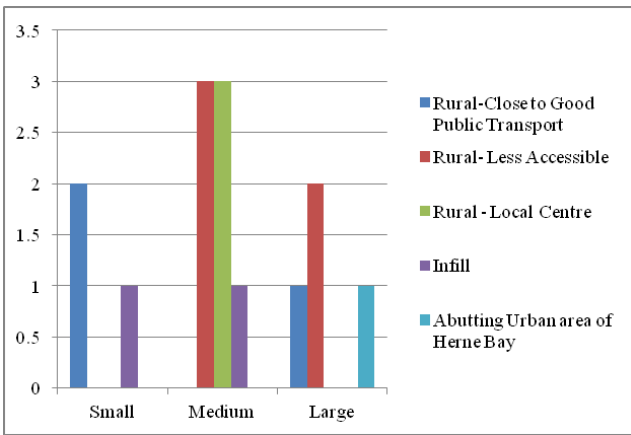
Based on the data contained below in **Figures 3.1** and **3.2**, the following points are noteworthy:

- Sites that performed well against the sustainability objectives are mostly likely to be small infill sites;
- No Rural sites performed well against the sustainability objectives;
- Rural Less Accessible sites consisted of 35% of all sites that were identified as having negative effects against the sustainability objective.

**Figure 3.1** Location and size of SHLAA sites that had significant positive effects



**Figure 3.2** Location and size of SHLAA sites that had significant negative effects



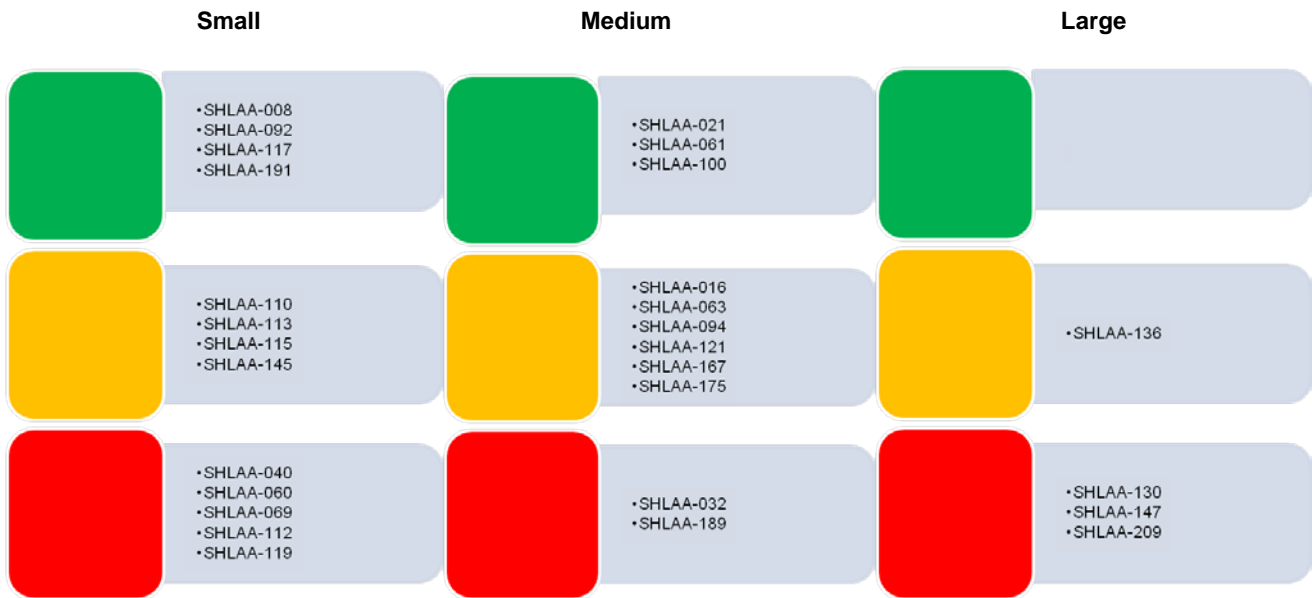
### 3.2.2 Phase 2

As outlined in section 3.1, Phase 2 involved comparing sites with an initial mixed performance against sites of a similar size and type of location, in order to further distinguish their performance against the sustainability objectives. As with Phase 1, there may be instances where sites categorised as green, are also identified as having likely significant negative effects against a limited number of the SA objectives. Where this occurs, we have recorded it as it is important that the Council recognises that whilst the grouping suggests all sites perform positively against each of the objectives, there may be specific issues that also need to be taken into account when CCC begins to make their determination of which sites to bring forward into the plan making process.

**Appendix D** presents the performance of the sites (grouped by location) against all the sustainability objectives within the green, red and amber categories used in Phase 2.

The output of Phase 2 is presented below<sup>11</sup>:

**Infill Sites**



Note:  
SHLAA-061 is expected to have significant negative effects against the Transport objective.

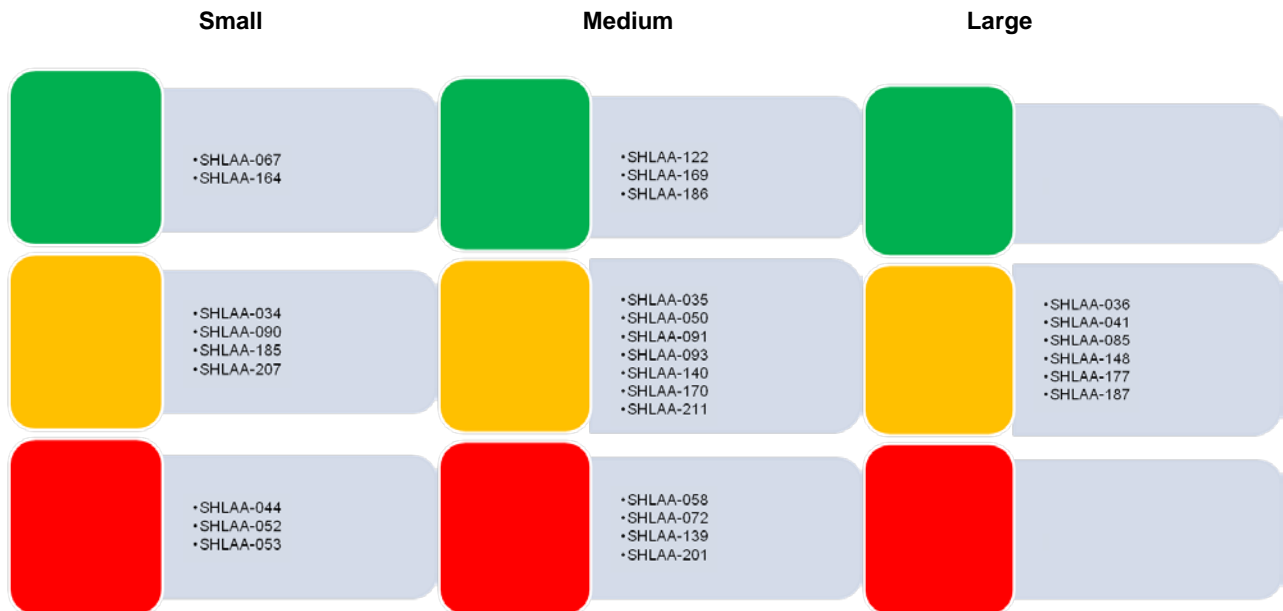
<sup>11</sup> Please note that SHLAA sites are listed numerically in their respective categories

Sites Abutting the Urban Areas of Canterbury, Herne Bay and Whitstable



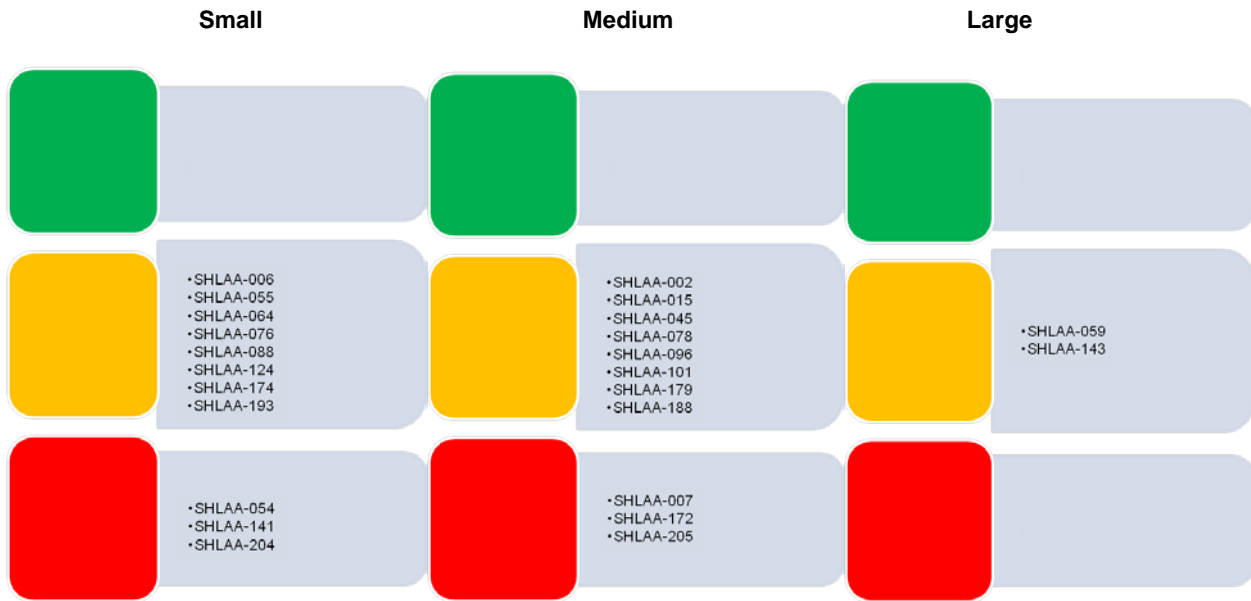
Note:  
None of the sites in the Green categories are expected to have significant negative effects.

Rural Sites - In or Adjacent to Well Services Villages



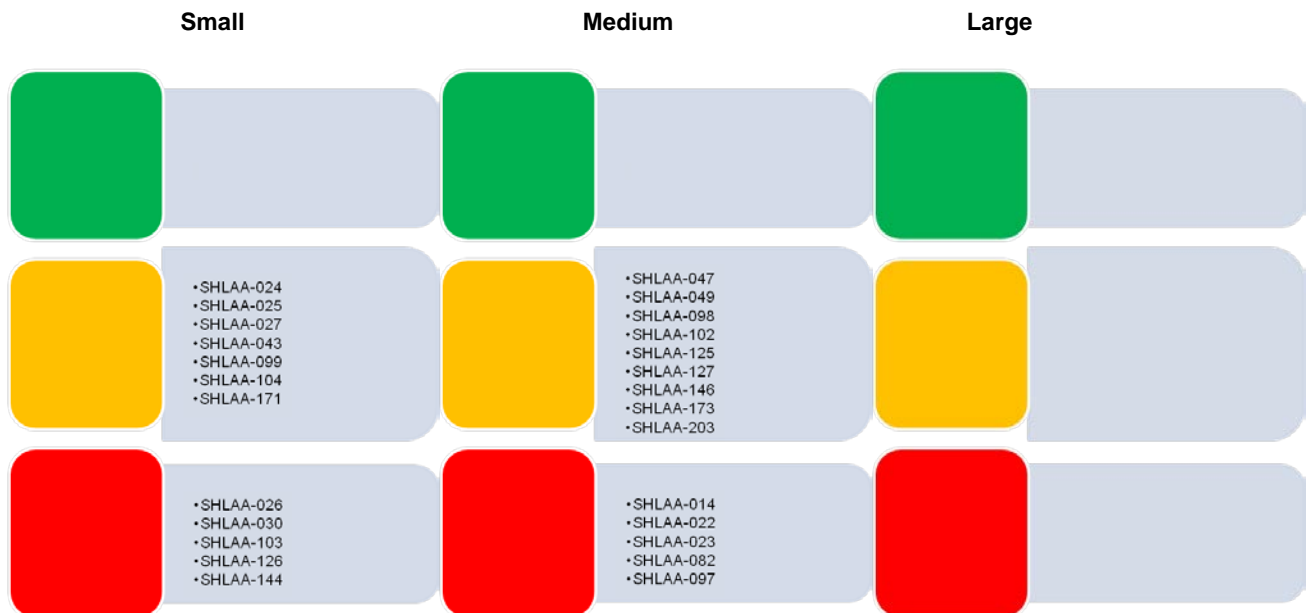
Note:  
SHLAA 067 and 164 are expected to have significant negative effects against the Sustainable Living objective.  
SHLAA-169 and 122 are expected to have significant negative effects against the Sustainable Living objective.  
SHLAA-186 is expected to have significant negative effects against the Countryside & Historic Environment objectives.

Rural Sites - Close to Good Public Transport



Note:  
No sites were categorised as green under this locational grouping.

Rural Sites – Less Accessible



Note:  
No sites were categorised as green under this locational grouping.





## 4. Conclusion and Recommendations

### 4.1 Key Conclusions Emerging from the Appraisal

The sites identified in this Technical Note may be brought forward for further assessment and form the basis for a preferred development option as part of the emerging Local Plan for Canterbury. In light of the appraisal of these sites against key sustainability objectives, the following points can be noted:

- As part of the SHLAA process, a comprehensive range of sites types have been identified in the District. The number of sites total 181;
- Taken as a whole, the SHLAA sites will have significant positive effects on Housing. In addition, the majority of sites will also have positive effects on Rural/Coastal Communities and Access to Housing. Conversely, almost two-thirds of sites are likely to have negative effects on Biodiversity and 90% are likely to have negative effects on Countryside and Historic Environment;
- A total of 14 sites (amounting to 35ha of land) were appraised as having positive or significantly positive effects against the majority of the sustainability objectives. In general, small infill sites performed particularly well against the sustainability objectives. This is due to the positive effects these types of sites tend to have on Transport, Access to Services, Housing, Sustainable Living and Use of Land in conjunction with an absence of negative effects on Water, Flood Risk, Biodiversity and Climate Change;
- A total of 14 sites were appraised as having negative or significantly negative effects against the majority of the sustainability objectives. In general, rural sites, especially those that are not serviced by good public transport performed poorly against the sustainability objectives. This is due to the significant and minor negative effects this sites are expected to have on Water Quality, Transport, Countryside & Historic Environment, Biodiversity, Climate Change, Flood Risk Sustainable Living and Use of Land;
- A total of 153 sites were characterised as having a mix of positive and negative effects against the objectives and of which it was not immediately clear how to distinguish relatively 'better' site performance. In these instances, further analysis was undertaken based on considering sites of similar characteristics (location and size). Based on the further analysis of these 'mixed performance sites':
  - A further 18 sites were characterised as have more positive or significantly positive effects than negative;
  - 46 sites were characterised as having more negative or significantly negative effects than positive;
  - 89 sites were characterised as having a mix of positive and negative effects, from which it was difficult to discern an overall position. For example, large sites located in rural areas or in areas adjacent to urban areas offer opportunities to achieve several positive effects on objectives such as Economy, Housing, Access to Services and Rural Communities but may result in negative effects on the Countryside, Sustainable Living and Use of Land.

- The 19 sites that were characterised as having more positive than negative effects amounted to 5.95ha of Infill sites, 10.34ha of sites adjacent to urban areas and 7.3ha of sites in rural locations.
- To meet the Housing needs under ‘Scenario E’ of the Development Scenarios, 450ha of land will be required over the period 2011 to 2031. Under this scenario, approximately 90ha of land will be needed in the next five years to meeting the housing needs of the District. This appraisal has identified 35ha of land that performs very well against the sustainability objectives and a further 23.5ha of sites that have a more positive than negative effects.

## 4.2 Key Recommendations Emerging from the Appraisal

The following recommendations should be instructive in light of the appraisal:

- The sites identified in Phase 1 as having positive effects on the majority of sustainability objectives should be given preferential treatment in the consideration of sites to be brought forward for further assessment. However it should be noted that a limited number of these sites are associated with some negative effects, and indeed significantly negative effects against the Sustainable Living, Use of Land and Countryside and Historic Environment objective. These negative effects will need to be given due consideration in the subsequent site selection process;
- The sites identified in Phase 1 as having negative effects on the majority of sustainability objectives should generally not be brought forward for further assessment;
- Should CCC wish to bring forward more land than identified in Phase 1 as performing well, the sites identified in the green categories in Phase 2 should be considered. Although these sites performed better than sites of a similar size and type of location, they may still be likely to result in several negative effects on a range of objectives. Again, these negative effects may need to be given due consideration before any decision is made by CCC to bring the sites forward;
- No large sites in the category ‘Abutting the Urban Areas’ scored well enough to warrant inclusion in the green category. This is due to the fact that whilst many of these sites are expected to have significant positive effects on Economy, Rural/Coastal Community, Access to Services and Housing they are also associated with significant negative effects on Transport, Countryside, Sustainable Living and Use of Land. This results in 9 sites being placed in the Amber category. It is recommended that CCC given extensive consideration in assessing whether or not any of these large sites abutting urban areas present sufficient benefits to the District to warrant further appraisal and assessment under the SHLAA;
- Sites in the ‘Rural – Close to Good Public Transport’ and ‘Rural – Less Accessible’ categories did not contain any small/medium or large sites that merited inclusion in the Green category.

## 4.3 Next Steps

This appraisal is part of the ongoing Sustainability Appraisal (SA) work to ensure that the requirements of the Strategic Environmental Assessment (SEA) Regulations<sup>12</sup> are met in the development of the Local Plan. The

<sup>12</sup> HMSO (2004), *Statutory Instrument No.1633 - The Environmental Assessment of Plans and Programmes Regulations 2004*, July 2004

outputs of this appraisal (as summarised in Section 3.2) will be used in the SA Report that will be produced to accompany the consultation Draft Local Plan. The information in this technical note will, in particular, be used as part of the evidence base to outline the consideration of reasonable alternatives of possible sites when developing the Local Plan.

As part of the Draft Local Plan, any candidates sites proposed will also be subject to consideration of the requirements of the Conservation of Habitats and Species Regulations 2010. This requires the assessment of implications for European sites of any plan or project, which is likely to have a significant effect on it, before the Council proceeds in accordance with the Habitats Directive. This will be formally contained in the Appropriate Assessment of the Draft Local Plan.



# Appendix A

## List of SHLAA sites



Site Reference	Site Description
SHLAA/001& 1a	Land north of the Thanet Way, Whitstable
SHLAA/002	Land to the rear and including 63 Island Road
SHLAA/004	Land at Cockerling Rd Canterbury (between Highbury Vale and Cockerling Farm)
SHLAA/005	Land at 4 Duckpitts Bungalow, Wingham Road, Bramling
SHLAA/006	Land at Port Farm, fronting Island Road
SHLAA/007	Golden Hills Farm, Bushy Hill Road
SHLAA/008	7A Windmill Road, Canterbury
SHLAA/009	Land at Maydowns Road
SHLAA/010	Greenhill Road / Junction Road, Greenhill
SHLAA/011	Lower Herne Road, Herne
SHLAA/012	Bullockstone Road, Herne Bay
SHLAA/013	West of Bullockstone Road, Herne Bay
SHLAA/014	Land at Little Swarling, Watery Lane, Petham
SHLAA/015	Clapham Hill, Whitstable
SHLAA/016	Eddington, Herne Bay
SHLAA/017	Land at Tipper Cottage, Chitty Lane, Chislet
SHLAA/018	Canterbury Police Station, Old Dover Road, Canterbury
SHLAA/019	Nackington Police Complex, Nackington Road, Canterbury
SHLAA/020	Gordon Road, Herne Bay
SHLAA/021	Land north of Thanet Way, Whitstable
SHLAA/022	146 The Street, Kingston
SHLAA/023	Molehill Road, Herne Bay
SHLAA/024	Coombe Walk, Yorkletts, Whitstable
SHLAA/025	Coombe Walk, Yorkletts, Whitstable
SHLAA/026	Ashford Road, Chartham
SHLAA/027	Bredlands Lane, Sturry
SHLAA/028	Padgate & Land to Thanet Way, Whitstable
SHLAA/029	Calcott Hill, Sturry
SHLAA/030	Thanet Way, Herne Bay
SHLAA/031	Maypole Village Farm, Maypole, Hoath
SHLAA/032	Margate Road, Herne Bay
SHLAA/033	The Piggery, Barham
SHLAA/034	Chartham View Farm, Chartham
SHLAA/035	Land west of Rentain Road, Chartham
SHLAA/036	Bakers Lane, Chartham

Site Reference	Site Description
SHLAA/037	New Dover Road, Canterbury
SHLAA/038	St Martin's Hospital Littlebourne Rd
SHLAA/039	High Street, Waterham, Whitstable
SHLAA/040	Glenside Avenue, Canterbury
SHLAA/041	Former Colliery site, Hersden
SHLAA/042	Land West of Thanet Way, Whitstable. CT5 1PS
SHLAA/043	Coombe Walk Yorkletts, Whitstable
SHLAA/044	Bekesbourne Lane, Littlebourne
SHLAA/045	Herne Bay Road, Broad Oak
SHLAA/047	Howfield Lane,Chartham,
SHLAA/048	Ashford Road, Chartham
SHLAA/049	Cottage,Herne Hill, Yorkletts
SHLAA/050	Staines Hill, Sturry
SHLAA/051	Whitstable Road, Herne Bay.
SHLAA/052	Burnt House Farm, Chartham,
SHLAA/053	Blean Common,Blean
SHLAA/054	Land at Chapel Lane, Shalloak Rd, Broad Oak
SHLAA/055	Land at Mayton Lane, Shalloak Rd, Broad Oak
SHLAA/056	Parham Road, Canterbury.
SHLAA/057	Land east of Chaucer College, south of University Road
SHLAA/058	Site to the north of Tyler Hill Rd, Blean
SHLAA/059	Land at Alcroft Grange, Canterbury
SHLAA/060	Church Street, Whitstable
SHLAA-061	Canterbury TEC Littlebourne Road, Herne Bay
SHLAA-063	Canterbury Road, Herne Bay
SHLAA-064	Land at Island Rd, Upstreet
SHLAA-065	Appledown Way New Dover Rd
SHLAA-066	Sweechbridge Rd, Herne Bay
SHLAA-067	Shalmsford St, Chartham
SHLAA-068	Land by Beltinge, Herne Bay
SHLAA-069	Underdown Lane, Eddington Lane, Herne Bay
SHLAA-070	Land at Cockering Farm, Cockering Lane
SHLAA/071	Thornden Close, Greenhill, Herne Bay



Site Reference	Site Description
SHLAA/072	Westbere Lane, Westbere
SHLAA/074	Hollow Lane Canterbury,
SHLAA/075	Land South of New Dover Rd
SHLAA/076	Bredlands Lane, Westbere, Canterbury.
SHLAA/077	53 Seaview Road, Herne Bay
SHLAA/078	51 Rough Common Rd, Canterbury.
SHLAA/079	Headcorn Drive, Canterbury
SHLAA/081	Westbere Lakes, Fordwich
SHLAA/082	Shalloak Rd, Broad Oak
SHLAA/083	Little Hall Farm, St Stephens Hill
SHLAA/084	Land east of Milton Manor & South of Ashford Road
SHLAA/085	Hoades Wood, Sturry
SHLAA/086	Nackington Road, Canterbury
SHLAA/087	St Thomas's Hill, Canterbury
SHLAA/088	8 Lovell Rd, Rough Common,
SHLAA/089	Littlebourne Road, Canterbury.
SHLAA/090	32 Jubilee Road, Littlebourne
SHLAA-091	The Hill, Littlebourne
SHLAA-092	St John's Lane, Canterbury
SHLAA-093	Courthill, Littlebourne
SHLAA-094	Land on west side of Thanet Way, north of Millstrood Road, Whitstable
SHLAA-096	Bredlands Lane Hersden
SHLAA-097	Highstead Lane, Chislet
SHLAA-098	Highstead Lane, Chislet
SHLAA-099	Highstead Lane, Chislet
SHLAA-100	Spring Lane, Canterbury
SHLAA-101	Land East of St Stephen's Hill, Tyler Hill
SHLAA-102	Land at Drill Lane, Ickham
SHLAA-103	Corner of Bossington Road and Pond Hill, Adisham
SHLAA-104	Reedville and School House, School Lane, Bekesbourne
SHLAA/105	6/7 Rhodaus Town, Canterbury
SHLAA/106	Cockering Road, Canterbury
SHLAA/107	Tennyson Avenue, Canterbury

Site Reference	Site Description
SHLAA/108	Notley Street, Canterbury
SHLAA/109	St Andrews and St Davids Close, Whitstable.
SHLAA/110	227 Sea Street, Herne Bay
SHLAA-112	Westgate Gardens, St Peter's Place, Canterbury
SHLAA-113	St Radigunds Street, Canterbury
SHLAA-114	Sea Street, Herne Bay
SHLAA-115	Whitstable Youth Center, Tower Parade, Whitstable
SHLAA-116	31-33 Oxford Street, Whitstable
SHLAA-117	Cow Lane, Canterbury
SHLAA-119	Kingsmead Primary School, Duck Lane, Canterbury
SHLAA-120	Chestfield Road, Whitstable
SHLAA/121	Spring Lane, Canterbury
SHLAA/122	Littlebourne Primary School, Littlebourne
SHLAA/123	Langton Lane, Canterbury
SHLAA/124	Pean Hill, Whitstable
SHLAA/125	Golden Hill, Whitstable
SHLAA/126	Sunnydene, The Street, Petham
SHLAA/127	75 Dargate Road, Dargate
SHLAA/128	Ridgeway Road, Herne
SHLAA/129	Hillborough, Thanet Way
SHLAA/130	Ridgeway, Chestfield
SHLAA/131	Richmond Drive, Herne Bay
SHLAA/132	Hillborough, Herne Bay
SHLAA/134	Thanet Way, Herne Bay
SHLAA/135	Golden Hill, Whitstable
SHLAA/136	Grasmere Road, Chestfield
SHLAA/137	Cockering Rd, Thanington, Canterbury
SHLAA-139	Land at Bourne Park Rd, Brewery Lane, Bridge
SHLAA-140	Land East of Rattington Street, Chartham
SHLAA-141	Land rear of 81-85 Sweechgate, Broad Oak
SHLAA-142	Church Hall, Nunnery Rd, Canterbury
SHLAA-143	Land at Broad Oak Farm, Sturry Hill
SHLAA-144	Land at Bossingham Rd, Bossingham

Site Reference	Site Description
SHLAA-145	Belmont Road, Whitstable
SHLAA-146	Site opposite Hoath Court, Church Rd, Hoath
SHLAA-147	Simon Langton School for Girls, Old Dover Rd, Canterbury
SHLAA-148	Land North of Hersden
SHLAA-164	Land at the Elders, Littlebourne
SHLAA-165	Land at junction of The Causeway and St Radigunds Street, Canterbury
SHLAA-166	Thornden Wood Road, Greenhill, Herne Bay
SHLAA-167	Land adjacent to Pilgrims Way Primary School, Canterbury
SHLAA-168	Bigbury Road, Chartham Hatch, Canterbury
SHLAA-169	Land adjacent St Vincent's Close Littlebourne
SHLAA-170	Land at Lawson Close/Bakers Lane Chartham
SHLAA-171	Aspinal Close, Bekesbourne
SHLAA-172	Herne Bay Road, Broad Oak
SHLAA-173	Upper Harbledown, Canterbury
SHLAA-174	Broad Oak, Canterbury
SHLAA-175	Eddington Lane Herne Bay
SHLAA-176	Eddington Lane Herne Bay
SHLAA-177	Sturry Hill, Sturry, Canterbury
SHLAA-178	Thanet Way, Chestfield
SHLAA-179	Herne Street, Herne
SHLAA-181	Land adjacent to 4 Shrubhill Road, Chestfield
SHLAA-182	Wellington Street/Marlborough Rd, Whitstable
SHLAA-183	Howe Barracks, St.Martin's Hill, Canterbury, Kent
SHLAA-184	Howe Barracks, St.Martin's Hill, Canterbury, Kent
SHLAA-185	Land at Bakers Lane, Chartham
SHLAA-186	Mill Lane, Bridge
SHLAA-187	Island Road, Hersden
SHLAA-188	30 Churchwood Close, Rough Common, Canterbury
SHLAA-189	Land at Taringa, Church Lane, Whitstable
SHLAA-190	Ridlands Farm, Canterbury
SHLAA-191	Land at rear of Swalecliffe School, Swalecliffe
SHLAA-192	Estuary View, Whitstable
SHLAA-193	Giles Lane, Canterbury

Site Reference	Site Description
SHLAA-198	Reculver Road, Herne Bay
SHLAA-199	Land near Golf Course, Herne Bay
SHLAA-200	Westbere Quarry ,Island Rd Westbere
SHLAA-201	Land west of the A2 at Bridge
SHLAA-202	Bramley Gardens, Herne Bay
SHLAA-203	Former Wyevale Garden Centre Upper Harbledown
SHLAA-204	Land north of A28 at Upstreet, Upstreet
SHLAA-205	Grove Ferry Hill, Upstreet
SHLAA-206	Land in the south east quadrant of Canterbury (Barton)
SHLAA-207	Land at Hoath Road Sturry
SHLAA-208	Herne Bay Golf Club
SHLAA-209	St Stephen's Road West, Canterbury
SHLAA-210	Land at and adj Cockerling Farm
SHLAA-211	Church Lane Barham Canterbury

# **Appendix B**

## **Appraisal of SHLAA Sites Against Sustainability Objectives**



Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-001	+	+	?	-	-	-	0/?	?	+	-	?	++	?	-	?	?
SHLAA-002 /003	0	+	0	-	-	?	0/?	?	0	-	?	+	?	-	?	?
SHLAA-004	0	0	0	-	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-005	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-006	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-007	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-008	0	?	0	+	+	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-009	0	+	?	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-010	++	++	?	++	-	0/?	0/?	?	++	-	?	++	?	-	?	?
SHLAA-011	++	++	-	+	-	0/?	-	-	+	-	?	++	?	-	?	?
SHLAA-012	0	+	?	+	0	0/?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-013	+	+	-	0	-	-	0/?	?	+	-	?	++	?	-	?	?
SHLAA-014	0	+	0	-	-	-	-	-	0	-	?	+	?	-	?	?
SHLAA-015	0	+	0	-	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-016	0	+	0	-	-	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-017	0	+	-	-	-	-	-	-	0	-	?	+	?	-	?	?
SHLAA-018	0	0/?	0	++	-	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-019	0	+	0	-	-	0	0/?	?	0	-	?	+	?	+	?	?
SHLAA-020	0	+	0	++	+	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-021	0	+	0	+	-	-	0/?	?	++	+	?	+	?	-	?	?
SHLAA-022	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?

Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-023	0	+	--	-	--	-	--	--	+	-		+		-	?	?
SHLAA-024	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-025	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-026	0	+	0	-	--	0	0/?	?	0	--	?	+	?	0	?	?
SHLAA-027	0	+	0	-	-	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-028	+	++	-	--	--	--	--	--	+	-	?	++	?	--	?	?
SHLAA-029	-	+	--	-	--	-	0/?	?	-	--	?	+	?	+	?	?
SHLAA-030	0	+	0	-	--	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-031	+	++	0	--	--	-	0/?	?	0	--	?	++	?	--	?	?
SHLAA-032	0	+	--	-	-	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-033	+	++	--	-	--	-	--	--	+	--	?	++	?	--	?	?
SHLAA-034	+	+	0	-	-	0	0/?	?	-	-	?	+	?	+	?	?
SHLAA-035	+	++	0	++	--	0	0/?	?	++	--	?	++	?	--	?	?
SHLAA-036	+	++	0	+	--	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-037	-	?	0	++	0	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-038	+	?	0	++	-	+	0/?	?	+	+	?	++	?	++	?	?
SHLAA-039	++	++	--	--	--	--	-	-	++	--	?	++	?	--	?	?
SHLAA-040	0	?	--	+	-	--	-	-	+	+	?	+	?	-	?	?
SHLAA-041	++	++	0	++	--	--	-	-	++	--	?	++	?	--	?	?
SHLAA-042	0	+	0	-	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-043	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?



Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-044	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-045	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-047	0	+	0	-	-	0	-	-	0	-	?	+	?	-	?	?
SHLAA-048	0	+	0	-	-	-	-	-	0	-	?	+	?	-	?	?
SHLAA-049	0	+	0	-	-	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-050	+	+	0	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-051	+	++	0	-	-	-	0/?	?	+	-	?	++	?	-	?	?
SHLAA-052	0	+	0	+	-	-	-	-	+	-	?	+	?	-	?	?
SHLAA-053	0	+	0	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-054	0	+	-	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-055	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-056	-	?	0	+	+	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-057	+	?	?	+	-	-	0/?	?	+	-	?	++	?	-	?	?
SHLAA-058	+	+	0	-	-	?	0/?	?	+	-	?	++	?	-	?	?
SHLAA-059	++	++	0	-	-	-	0/?	?	++	-	?	++	?	-	?	?
SHLAA-060	0	+	0	-	-	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-061	0	?	0	-	++	-	0/?	?	+	+	?	++	?	++	?	?
SHLAA-063	-	+	0	-	-	0/?	0/?	?	0	+	?	+	?	-	?	?
SHLAA-064	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-065	-	?	0	-	-	0/?	0/?	?	0	-	?	+	?	+	?	?
SHLAA-066	-	+	0	+	+	?	0/?	?	0	+	?	+	?	+	?	?

Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-067	0	+	0	++	0	0	0/?	?	++	-	?	+	?	+	?	?
SHLAA-068	++	++	?	-	-	-	+	?	++	-	?	++	?	-	?	?
SHLAA-069	0	+	-	-	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-070	++	?	0	-	-	-	++	?	++	-	?	++	?	-	?	?
SHLAA-071	+	++	0	+	-	0	0/?	?	++	-	?	++	?	-	?	?
SHLAA-072	+	+	0	-	-	-	0/?	?	0	-	?	++	?	-	?	?
SHLAA-074	0	?	0	+	-	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-075	++	?	0	-	-	+	++	?	++	-	?	++	?	-	?	?
SHLAA-076	-	+	0	-	+	-	0/?	?	-	-	?	+	?	+	?	?
SHLAA-077	0	+	?	-	0	0	0/?	?	0	+	?	+	?	+	?	?
SHLAA-078	0	+	?	+	-	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-079	0	?	0	-	-	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-081	-	+	-	-	-	-	-	-	-	-	?	+	?	+	?	?
SHLAA-082	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-083	++	?	0	-	-	-	0/?	?	++	-	?	++	?	-	?	?
SHLAA-084	+	?	-	-	-	-	0/?	?	++	-	?	++	?	-	?	?
SHLAA-085	++	++	-	-	-	-	0/?	?	++	-	?	++	?	-	?	?
SHLAA-086	++	?	0	-	-	0	0/?	?	++	-	?	++	?	-	?	?
SHLAA-087	0	?	?	+	-	0	0/?	?	+	-	?	+	?	-	?	?
SHLAA-088	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-089	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?

Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-090	0	+	0	++	-	-	0/?	?	++	-	?	+	?	-	?	?
SHLAA-091	+	+	0	++	-	-	0/?	?	++	-	?	++	?	-	?	?
SHLAA-092	+	?	0	++	-	0	0/?	?	+	++	?	+	?	+	?	?
SHLAA-093	-	+	0	++	-	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-094	0	+	0	-	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-096	+	+	?	-	++	?	0/?	?	+	-	?	++	?	++	?	?
SHLAA-097	-	+	0	-	-	0	0/?	?	-	-	?	+	?	+	?	?
SHLAA-098	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-099	0	+	0	-	-	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-100	+	?	0	++	-	-	0/?	?	++	+	?	++	?	-	?	?
SHLAA-101	+	?	0	-	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-102	0	+	0	-	-	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-103	0	+	0	-	-	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-104	0	+	0	-	-	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-105	+	?	0	++	-	0	0/?	?	++	+	?	++	?	++	?	?
SHLAA-106	++	?	0	-	-	-	0/?	?	++	-	?	++	?	-	?	?
SHLAA-107	+	?	0	-	-	-	0/?	?	++	-	?	++	?	-	?	?
SHLAA-108	0	?	0	++	-	0	0/?	?	++	+	?	+	?	?	?	?
SHLAA-109	0	+	?	0	-	-	0/?	?	+	+	?	++	?	-	?	?
SHLAA-110	-	+	0	+	+	0	-	-	+	+	?	+	?	+	?	?
SHLAA-112	+	?	0	++	-	-	-	-	++	+	?	+	?	+	?	?

Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-113	-	?	0	++	-	0	-	-	+	+	?	+	?	+	?	?
SHLAA-114	-	+	0	+	+	0	0/?	?	+	+	?	++	?	+	?	?
SHLAA-115	0	+	0	++	+	0	--	--	++	++	?	+	?	+	?	?
SHLAA-116	0	+	0	++	-	0	0/?	?	++	++	?	+	?	+	?	?
SHLAA-117	0	?	0	+	+	-	0/?	?	+	+	?	+	?	+	?	?
SHLAA-119	0	?	--	++	--	-	--	--	++	+	?	+	?	+	?	?
SHLAA-120	0	+	0	+	-	0	0/?	?	+	+	?	+	?	-	?	?
SHLAA-121	0	?	0	-	-	?	0/?	?	+	+	?	+	?	-	?	?
SHLAA-122	0	+	0	++	-	?	0/?	?	++	--	?	+	?	-	?	?
SHLAA-123	+	?	0	--	--	?	0/?	?	++	-	?	++	?	--	?	?
SHLAA-124	+	+	0	-	-	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-125	+	++	?	--	--	?	0/?	?	++	-	?	++	?	--	?	?
SHLAA-126	0	+	0	-	--	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-127	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-128	0	+	0	0	--	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-129	++	++	?	--	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-130	+	++	-	-	--	?	--	--	+	+	?	++	?	--	?	?
SHLAA-131	0	+	0	+	0	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-132	-	+	0	+	0	?	0/?	?	0	+	?	+	?	?	?	?
SHLAA-134	0	+	?	-	-	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-135	+	++	0	--	--	-	0/?	?	+	-	?	++	?	--	?	?

Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-136	0	+	0	-	-	?	0/?	?	0	+	?	+	?	-	?	?
SHLAA-137	++	?	0	--	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-139	0	+	-	++	--	-	--	--	++	-	?	+	?	-	?	?
SHLAA-140	0	+	--	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-141	0	+	--	-	-	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-142	0	?	0	+	--	0	0/?	?	+	+	?	+	?	+	?	?
SHLAA-143	++	++	--	+	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-144	0	+	0	-	--	0	0/?	?	0	--	?	+	?	-	?	?
SHLAA-145	-	+	0	++	+	-	--	--	++	+	?	+	?	+	?	?
SHLAA-146	+	+	0	-	-	0	0/?	?	0	--	?	+	?	-	?	?
SHLAA-147	+	?	0	--	--	-	0/?	?	++	+	?	++	?	-	?	?
SHLAA-148	++	++	0	++	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-164	0	+	0	++	-	?	0/?	?	++	--	?	+	?	-	?	?
SHLAA-165	0	?	--	++	--	--	--	--	++	+	?	+	?	-	?	?
SHLAA-166	0	+	0	+	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-167	0	?	0	+	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-168	-	+	0	-	--	--	0/?	?	-	-	?	+	?	-	?	?
SHLAA-169	0	+	0	++	-	-	0/?	?	++	--	?	+	?	-	?	?
SHLAA-170	0	+	0	+	-	-	0/?	?	+	--	?	+	?	-	?	?
SHLAA-171	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-172	+	++	0	--	--	--	0/?	?	+	-	?	++	?	--	?	?

Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-173	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-174	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-175	-	+	0	-	0	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-176	-	+	--	-	0	-	--	--	0	+	?	+	?	-	?	?
SHLAA-177	++	++	--	++	--	--	+	?	++	--	?	++	?	--	?	?
SHLAA-178	++	++	?	--	--	?	0/?	?	++	--	?	++	?	--	?	?
SHLAA-179	0	+	0	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-181	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-182	0	+	0	-	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-183	+	0/?	0	--	--	?	0/?	?	++	+	?	++	?	--	?	?
SHLAA-184	+	?	0	--	--	-	0/?	?	++	-	?	++	?	--	?	?
SHLAA-185	0	+	0	+	-	-	0/?	?	+	--	?	+	?	-	?	?
SHLAA-186	0	+	0	++	--	-	0/?	?	++	-	?	+	?	-	?	?
SHLAA-187	+	+	0	++	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-188	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-189	0	+	0	0	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-190	+	?	0	--	--	-	0/?	?	++	-	?	++	?	--	?	?
SHLAA-191	0	+	0	-	-	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-192	-	+	0	-	-	?	0/?	?	0	-	?	+	?	-	?	?
SHLAA-193	0	+	0	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-198	0	+	0	+	-	?	0/?	?	+	-	?	+	?	-	?	?

Objective																
Site	Economy	Rural/Coastal Community	Water	Transport	Countryside & Historic Environment	Geology & Biodiversity	Climate Change	Flood Risk	Access to Services	Sustainable Living	Design	Housing	Quality of Life	Use of Land	Natural Resources	Waste
SHLAA-199	0	+	--	+	-	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-200	0	+	--	-	--	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-201	0	+	--	++	--	-	--	--	++	-	?	+	?	-	?	?
SHLAA-202	+	+	0	--	--	?	0/?	?	+	-	?	++	?	--	?	?
SHLAA-203	-	+	0	-	--	?	0/?	?	-	-	?	+	?	+	?	?
SHLAA-204	0	+	?	-	--	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-205	0	+	0	-	--	?	0/?	?	0	--	?	+	?	-	?	?
SHLAA-206	++	?	0	--	--	++	++	?	++	-	?	++	?	--	?	?
SHLAA-207	0	+	0	-	0	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-208	+	++	--	--	--	?	--	--	++	-	?	++	?	--	?	?
SHLAA-209	0	?	--	++	0	--	--	--	++	+	?	+	?	+	?	?
SHLAA-210	++	?	0	--	--	--	+	?	++	--	?	++	?	--	?	?
SHLAA-211	0	+	?	+	--	-	-	-	+	--	?	+	?	-	?	?





# Appendix C

## Summary of SHLAA Sites



## Legend:

<b>AHLV:</b> Area of High Landscape Value	<b>SPA:</b> Special Protection Area
<b>AONB:</b> Area of Outstanding Natural Beauty	<b>SAC:</b> Special Area of Conservation
<b>SLA:</b> Special Landscape Area	<b>AAI:</b> Area of Archeological Interest
<b>LWS:</b> Local Wildlife Site	<b>GCN:</b> Great Crested Newt
<b>SNCI:</b> Site of Nature Conservation Interest	<b>TPO:</b> Tree Protection Order
<b>PEOS:</b> Protected Existing Open Space	<b>PDL:</b> Previously Developed Land
<b>SSSI:</b> Site of Special Scientific Interest	

**SHLAA-001:** 33 ha Greenfield site located to the south of Whitstable with the A299 (Thanet Way) forming the southern boundary. 350 dwellings proposed. Significant negative effects on Use of Land. Minor negative effects on Countryside (however, access to open space will be improved), Biodiversity (proposals include extension to existing habitats), Sustainable Living and Transport. Significant positive effects on Housing. Minor positive effects on Economy, Coastal Community and Access to Services. It is noted that the elongated nature of the site makes an assessment to proximity to existing services and transport routes difficult to fully determine. Effects on Water Quality are Uncertain but surface water draining issues known in the area and drains on site may have impact on Gorrell stream.

**SHLAA-002/003:** 1ha Greenfield and PDL site in a ribbon-developed village in the rural settlement of Upstreet, located approx 10km north east of Canterbury. 32-36 dwellings proposed. Minor positive effects on Rural Community and Housing. Convenience store and bus route within walking distance so that overall effects on Transport are minor negative. Minor negative impacts also occur on Countryside as well as on Use of Land. Significant negative impact on Sustainable Living.

**SHLAA-004:** 0.4 ha Greenfield site on the urban/rural fringe to the west of Canterbury. Surrounding uses include agriculture to the west and individual residential plots to the east. 10 units proposed. Significant negative impacts on the Countryside (within AHLV, <1km of SSSI). Due to the distance from Canterbury Town Center (>5km), there would be minor negative effects on Sustainable Living. Minor negative effects on Transport, Biodiversity (potential for protected species) and Use of Land. The minor positive impact on Access to Services (Wincheap Ward) is notable.

**SHLAA-005:** 0.5 ha Greenfield and PDL site located in a rural setting approx 8km to the east of Canterbury. Proposals for 20 dwellings. Some sporadic residential development near to the site but the wider environs are dominated by agricultural land. Minor positive effects would occur on Rural Community and Housing. Significant negative effects on Countryside and Historic Environment (within Conservation Area and SLA) as well as on Sustainable Living. Minor negative effect on Transport (compounded by lack of footpath to public transport), Biodiversity (potential for protected species) and Use of Land.

**SHLAA-006:** 0.8ha Greenfield site located on the edge of the rural village of Upstreet approx 10km north west of Canterbury. Surrounding uses include individual residential plots to the east with expansive agricultural land to the north and west and the Stodmarsh marshes to the south. 25 units proposed. Significant negative effects on

Sustainable Living. Minor negative effects on Countryside (<1km from AHLV), Transport, Biodiversity (SSSI, SPA and Ramsar sites located north of site) and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-007:** 4.7ha Mixed site in use as grazing land with some associated stables. Located to the north of Westbere Marshes, adjacent to the railway. Proposals for 100 dwellings. Significant negative effects on Biodiversity (Ramsar located to the south) and Sustainable Living. Minor negative effects on Transport, Countryside (westernmost part of site included in Conservation Area) and Use of Land. Minor positive effect on Rural Community and Housing. No effect on Water Quality but the site is likely to have drains closely associated with Stodmarsh, an internationally important wetland site.

**SHLAA-008:** 0.04ha Greenfield site in Canterbury currently in used as a residential garden. The surrounding uses are mainly residential with some undeveloped land to the west. 5 houses or 10-12 flats proposed for development. Minor negative effects on Use of land and Biodiversity (potential for protected species). Minor positive effects on Countryside as the site will facilitate access to open space. Minor positive effects on Transport, Access to Services and Sustainable Living.

**SHLAA-009:** 4.4ha Greenfield site between Whitstable and Herne Bay for approx 53 houses. The site is located within the Herne Bay and Whitstable Green Gap. Significant negative effects on Countryside and Historic Environment due to location in Green Gap and nearby listed building. Within 800 meters of store and GP, but not a school so effects on Transport are minor positive. Minor negative effects on Use of Land and Sustainable Living. Minor positive effects on Coastal Community, Access to Services and Housing.

**SHLAA-010:** 20ha Greenfield site located in an urban edge location to the southwest of Herne Bay for 600 units. The scale of the development (proposals include community center, open space and residential) offer significant positive effects on Coastal Community, Economy, Access to Service and Housing. Site is located near public transport and local services which generate significant positive effects on Transport. Use of Greenfield and location on edge of Herne Bay would cause significant negative effects on Sustainable Living and Use of Land. Minor negative effects on Countryside.

**SHLAA-011:** 37 ha Greenfield site situated between A299 and Herne village, to the south of Herne Bay. Site currently in use for agriculture and flower cultivation. 525 units proposed. Significant negative effects on Water Quality, Climate Change, Flood Risk, Use of Land and Sustainable Living. Effects on Countryside and Historic Environment are minor negative (large development on Greenfield but open space will be created, proximity to Conservation Area) and although effects on Biodiversity are uncertain, although the site may be of importance. Significant positive impacts on the Economy, Rural/Coastal Community and Housing. Quality Bus Partnership runs near the site although the scale of the site needs consideration in assessing transport. Transport effects and Access to Services are accordingly minor positive.

**SHLAA-012:** 1.7ha PDL site, open in character (golf driving range), located in south-west corner of Herne Bay near edge of rural/urban divide. Proposals for 64 units. The current use of the site, in conjunction with its proximity to local services and disadvantaged ward, results in minor positive effects on Housing, Rural Community,

Transport and Access to Services. Minor negative effect on Sustainable Living and Use of Land. No effect on Countryside and Historic Environment, although loss of green space and sports facility is notable.

**SHLAA-013:** 5.6ha Greenfield site located on the south-west edge of Herne Bay with proposals for 190 units. Separated from wider rural landscape by A299. Significant negative effects on Use of Land and Transport. Minor negative effects on Quality of Water (Plenty Brook runs near the site), Countryside (near the Blean Woods SLA), Biodiversity (tree boundary around site and plot lands to the west) and Sustainable Living. Given scale of site and location in Greenhill and Eddington Ward, significant positive effects on Housing as well as minor positive effects on Access to Services, Economy and Rural Community are expected.

**SHLAA-014:** 1.1 ha Mixed/Greenfield site for max 15 units currently used as residential garden. Located in rural location (Petham) 5-6km south of Canterbury. Significant negative effects on Countryside & Historic Environment (AONB, SLA and Listed Building), Climate Change and Flood Risk (eastern part of site located within Flood Zones 2&3). Minor negative effects on Transport, Use of Land, Biodiversity (likelihood of protected species on site) and Sustainable Living. Minor positive effects on Rural Community and Housing.

**SHLAA-015:** 2.5 ha Greenfield site for 75 dwellings currently used for grazing of horses. Located to the south of Whitstable just south of the Thanet Way. Minor negative effects on Countryside (SLA <1km), Biodiversity (likelihood of protected species on site), Sustainable Living and Use of Land. Transport effects are classified as minor negative and although site is serviced by bus, it is some distances across the Thanet Way to local services. Minor positive effects on Rural Community, Access to Services and Housing.

**SHLAA-016:** 5.6 ha Greenfield site for 18-24 units with thick cover of trees and scrub. Located in Eddington district of Herne Bay, alongside the Thanet Way. Surrounding uses include a cemetery and a new office/residential scheme. Minor positive effects on Coastal Community, Sustainable Living and Housing. Minor negative impacts on Transport (no local services), Countryside (loss of Green Infrastructure), Biodiversity (likelihood of protected species) and Use of Land. Note: located in a Conservation Area but boundary likely to be re-drafted to exclude site. The assessment has reflected this assumption.

**SHLAA-017:** 1ha Greenfield site approx 6km south-east of Herne Bay in rural location. Site capacity not specified. Significant negative effects on Countryside and Historic Environment (adjacent to Listed Building, AHLV), Sustainable Living, Climate Change and Flood Risk (Flood Zones 2&3). Minor positive effects on Rural Community and Housing. Minor negative effects on Water Quality, Transport, Biodiversity (adjacent to LWS) and Use of Land.

**SHLAA-018:** 0.7ha Brownfield site with current use as police station located in Canterbury on the edge of the City Centre. Proposals for 60 units. Due to the central location in Canterbury, Transport effects are significantly positive. Impact on Countryside and Historic Environment are minor negative (AAI) and perhaps even significantly negative, save for the sensitivity of the development proposals, due to location in Conservation Area and Listed Buildings nearby. Minor positive effect on Use of Land, Sustainable Living, Access to Services (although site is just within Barton ward and at some distance to disadvantaged community) and Housing.

**SHLAA-019:** 0.8ha PDL site in current use as police station and workshop with proposals for approx 25 units. Located at the end of a finger of development extending out from Canterbury in a semi rural location. Minor

negative effects on Transport (no public transport or store/school/GP within 800m) and lack of footpath is also notable. Site is in AHLV which results in minor negative effects on Countryside. Urban fringe location results in negative effect on Sustainable Living. Minor positive effect on Rural Community is qualified by weak rural status of site. Minor positive effects on Use of Land and Housing.

**SHLAA-020:** 0.1ha PDL site in a residential street near Herne Bay town centre with proposals for 6 units. Significant positive effects on Transport due to central location. Minor positive effects on Use of Land (building conversion), Coastal Community, Access to Services, Sustainable Living and Housing. Minor positive effects on Countryside and Historic Environment (access to open space improved). However, this is depended on the sensitive redevelopment (Victorian building in the Herne Bay Conservation Area).

**SHLAA-021:** 1.2ha Greenfield site located on a strip of open space/green area between the Thanet Way and the rail line in an urban area 1.5km east of Whitstable town centre. Proposals for circa 50 units. Significant positive effects on Access to Services along with minor positive effects on Coastal Community, Transport (close to all services but public transport is over 800 meters), Sustainable Living and Housing. The site is designated as a SNCI and PEOS which results in minor negative effects on Countryside, Biodiversity (site very sensitive for biodiversity) and Use of Land.

**SHLAA-022:** 1ha Greenfield site in the rural setting of Kingston, south-east from Canterbury. The site is surrounded by agricultural fields with some individual housing plots to the north-east. Currently the site is being used as a domestic garden with a significant amount of woodland and hedgerows. Proposals for 5 dwellings. Significant negative effects on Sustainable Living (>5km from Town Centre) and Countryside (SLA associated with the AONB). Minor negative effects on Use of Land, Biodiversity and Transport. Minor positive effects on Rural Community and Housing.

**SHLAA-023:** 1ha Greenfield site with some unauthorized caravans on site. Located in open countryside (Green Gap) between the old and new Thanet Way. Proposals for 12 dwellings. Significant negative effects on Water Quality (West Brook forms the western boundary of the site), Countryside & Historic Environment (site is in the Green Gap and Red House Farm building is locally listed), Climate Change and Flood Risk. Minor negative effects on Biodiversity (site is adjacent to a LWS), Transport, Sustainable Living and Use of Land. Minor positive effects on Rural Community, Access to Services (although some distance from communities of concern) and Housing.

**SHLAA-024:** 0.2ha Greenfield site in use as residential garden with proposals for 5 dwellings. Located on a residential cul-de-sac off the settlement of Yorkletts approx 5-6km northwest of Canterbury. Significant negative effects on Biodiversity (SSSI near site). Minor negative effects on Transport, Countryside (near SLA), Sustainable Living and Use of Land. Minor positive effects on Rural Community, Access to Services and Housing.

**SHLAA-025:** 0.5ha Greenfield site in use as residential garden with proposals for 5 dwellings. Located on a residential cul-de-sac off the settlement of Yorkletts next to site 024. Significant negative effects on Biodiversity (SSSI near site). Minor negative effects on Transport (near SLA), Sustainable Living and Use of Land. Minor positive effects on Rural Communities, Access to Services and Housing.

**SHLAA-026:** 0.1ha Mixed site with proposals for 5 dwellings. Currently in use as a residential dwelling with associated open space for amenity. Located just off the A28 approx 1km west of the village of Chartham which is

approx 5km west of Canterbury. Significant negative effects on Historic Environment (Conservation Area) and Sustainable Living (>5km from Town Centre) with minor negative effects on Transport. Minor positive effects on Rural Community and Housing. No effect on Biodiversity but site is near to SINC at Great Stour. No effect on Use of Land as site is a mix of Greenfield and PDL

**SHLAA-027:** 0.2ha Greenfield site in use as a small section of an agricultural field with proposals for 2-6 dwellings. Located in an agricultural area with mostly open countryside but some residential schemes along the A28 to the south. Located approx 1km west of Sturry village which is 5km north-west of Canterbury. Significant negative effects on Sustainable Living. Minor negative effects on Transport, Countryside and Historic Environment (Listed Buildings adjacent to the site) Biodiversity (likelihood of protected species) and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-028:** 5ha Greenfield site located adjacent to the Thanet Way approx 3km to the southwest of Whitstable on a rural lane with marshes to the north and ribbon housing development to the south (at Yorklets beyond the Thanet Way). Proposals for 150 dwellings. Significant negative effects on Transport, Countryside (within SLA), Biodiversity (adjacent to SPA, SAC and SSSI), Climate Change, Flood Risk (small part of the site within Flood Zone 2) and Use of Land. Minor negative effects on Water Quality and Sustainable Living. Significant positive effects on Coastal Community and Housing. Minor positive effects on Economy and Access to Services.

**SHLAA-029:** 0.9ha site in industrial use with potential for 5 dwellings. Located 2km north of Sturry village approx 4-5km south of Herne Bay in an area of open and rolling countryside with some sporadic residential and commercial premises. Significant negative effects on Water Quality (Sarre Penn passes alongside the site), Countryside (SLA) and Sustainable Living. Minor negative effects on Economy (loss of employment site), Transport (public transport but no local services), Biodiversity (Sarre Penn and associated trees could be of interest) and Access to Services. Minor positive effects on Rural Community, Housing and Use of Land.

**SHLAA-030:** 0.1ha Greenfield site located alongside the Thanet Way approx 4 km to the east of Herne Bay in a rural location. Proposals for 12-30 dwellings. Current use as open amenity/storage space adjacent to dwellings. Significant negative effects on Countryside (AHLV) and Sustainable Living. Minor negative effects on Transport and Biodiversity (potential for Protected Species on site) and Use of Land. Minor positive effects on Coastal Community and Housing and on Economy.

**SHLAA-031:** 3.4ha Greenfield site located 4km to the south of Herne Bay and to the east of the Blean Woods complex. The site is currently used for grazing and the storage of hay and farm machinery. Proposals for 100 dwellings. Significantly positive effects on Rural Community and Housing. Significant negative effects on Transport, Countryside and Historic Environment (Conservation Area), Sustainable Living and Use of Land. Minor negative effect on Biodiversity (likelihood of protected species).

**SHLAA-032:** 1.2ha Greenfield site located in a green wedge of land between the Thanet Way and rail line. Current use as paddocks/garden with some residential uses nearby (under construction). Proposals for 50-60 units. Significant negative effects on Water Quality (pond nearby). Minor negative effects on Transport (public transport but no local services), Countryside (strong boundary features), Biodiversity (likelihood of protected species) and Use of Land. Minor positive effects on Coastal Community, Sustainable Living and Housing.



**SHLAA-033:** 4.3ha Greenfield site in the rural village of Barham approx 8-10km south of Canterbury. Land currently used for grazing. Proposals for 130 units. Significantly negative effects on Water Quality (Nail Bourne river runs alongside the site), Countryside and Historic Environment (AONB, SLA, Conservation Area), Climate Change, Flood Risk (Flood Zone 2&3), Use of Land and Sustainable Living. Minor negative effects on Transport (although village has store and school) and Biodiversity (likelihood of protected species). Significant positive effects on Rural Community and Housing. Minor positive effects on Economy and Access to Services.

**SHLAA-034:** 0.3ha PDL site in a rural area with open fields and far reaching view currently in use as a storage/distribution building. Situated nearby to the village of Chartham, to the south-west of Canterbury. 15 dwellings proposed. Minor negative effects on Transport, Countryside (located in SLA but effect mitigated by Brownfield status), Access to Services and Sustainable Living. Minor positive effects on Economy, Rural Community, Housing and Use of Land.

**SHLAA-035:** 5.7ha Greenfield site in use as agricultural land in a rural area with far reaching views of the landscape. Some residential development to the east and south of the site. Located less than 500m from Chartham train station. Proposals for 200-250 dwellings. Significant negative effects on Countryside & Historic Environment (close to boundary of SLA and within Conservation Area), Sustainable Living and Use of Land. Significant positive effects on Rural Community, Transport, Housing and Access to Services with minor positive effects on Economy.

**SHLAA-036:** 10.5ha Greenfield site in use as a large agricultural field in a rural setting with some small areas of residential development to the south and west. Proposals for 350 dwellings. Significant positive effect on Rural Community and Housing. Minor positive effects on Transport, Access to Services and Economy. Significant negative effects on Use of Land and Countryside and Historic Environment (adjacent to SLA and Conservation Area) with minor negative effects on Biodiversity (likelihood of Protected Species) and Sustainable Living.

**SHLAA-037:** 1ha PDL site in use as employment land on the edge of Canterbury Town Centre. Surrounding uses include residential, retail, office and leisure. Proposals for 80 units. Significant positive effects on Transport with minor positive effects on Sustainable Living, Access to Services, Housing and Use of Land. Minor negative effects on Economy (loss of employment site).

**SHLAA-038:** 6.4ha Mixed Greenfield/PDL site in use as a public health complex set in open grounds with proposals for 200 units (mainly flats). Significant positive effects on Use of Land, Transport and Housing. Minor positive effects on Economy, Access to Services, Countryside and Sustainable Living. Minor negative effects on Historic Environment (Conservation Area).

**SHLAA-039:** 13ha Greenfield site set in a rural area. Surrounding uses are agricultural with a landscape of open countryside. Located half way between Faversham and Whitstable, roughly 1km to the north of the A299. Proposals for 490 units. Significant negative effects on Water Quality (Seasalter Marshes), Transport, Countryside (adjacent to SLA), Biodiversity (adjacent to SSSI/SPA/Ramsar site), Sustainable Living and Use of Land. Minor negative effects on Climate Change and Flood Risk (a small part of the site is at risk of flooding). Significant positive effects on Economy, Rural Community, Access to Services and Housing.



**SHLAA-040:** 0.3ha Greenfield site located in a residential area with some industrial and open space uses nearby to the north-east of Canterbury City Center. Proposals for 16 units. Significant negative impacts on Water Quality (adjacent to River Stour) and Biodiversity (likelihood of protected species on site). Minor negative effects on Countryside, Climate Change, Flood Risk and Use of Land. Minor positive effects on Transport, Access to Services, Sustainable Living and Housing.

**SHLAA-041:** 20ha PDL site with proposals for 600+ units on former Colliery land. Located adjacent to the A28 road in Hersden to the north west of Canterbury, a few km beyond Sturry. Significant negative impacts on Biodiversity (LWS and adjacent to Stodmarsh), Countryside and Historic Environment, Sustainable Living and Use of Land. Minor negative effects on Climate Change and Flood Risk (only small area is affected). Significant positive effects on Economy, Rural Community, Transport, Access to Services (Hersden is historically an area of deprivation) and Housing. No effect on Water Quality but 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.

**SHLAA-042:** 1ha Greenfield site under trees and scrub, located adjacent to the Thanet Way, near Whitstable. Proposals for 80 units. Minor positive effect on Coastal Community, Access to Services, Sustainable Living and Housing. Minor negative effects on Transport, Countryside, Biodiversity (likelihood of protected species, site is very sensitive) and Use of Land.

**SHLAA-043:** 0.4ha Greenfield/Woodland site located in a rural area with some residential uses nearby. Site is located on a cul-de-sac off the settlement of Yorkletts to the south-west of Whitstable. Proposals for 1-5 dwellings. Significant negative effects on Biodiversity (SSSI adjacent, Swale SPA is nearby and site is heavily forested). Minor negative effects on Transport, Countryside, Sustainable Living and Use of Land. Minor positive effects on Rural Community, Access to Services and Housing.

**SHLAA-044:** 0.4 ha Greenfield/PDL site in use as a residential dwelling and garden. Located in a rural area at the edge of the Littlebourne settlement approx 5km to the west of Canterbury. Proposals for 5 units. Significant negative effects on Sustainable Living. Minor negative effects on Transport, Countryside (<1km AHLV), Biodiversity (potential for protected species) and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-045:** 1.1ha Greenfield site located in the Green Gap rural/urban fringe. Located on the busy A291 just north of Sturry. Proposals for 35 units. Significant negative effects on Countryside (Green Gap). Minor negative effects on Transport (bus and shop but no GP or School), Biodiversity (potential for protected species, Green Gap), Sustainable Living and Use of Land. Positive effects on Rural Community and Housing.

**SHLAA-047:** 1.9ha Greenfield site in a rural area with some residential dwellings on individual plots with some commercial sites to the rear. Located just outside Chartham approx 3km west of Canterbury. Proposals for 50 dwellings. Minor negative effects on Transport, Countryside, Climate Change, Flood Risk (edge of site in Flood Zones 2&3), Sustainable Living and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-048:** 1.8ha Mixed site in use for residential dwelling with some associated open space and outbuildings in a poor condition. Rural area with the A28 road running adjacent to the site. Several large commercial buildings and

a car dealership nearby. Proposals for 55 units. Significant negative effects on Climate Change and Flood Risk (Flood Zone 2 & 3). Minor negative effects on Transport, Countryside, Sustainable Living, Biodiversity and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-049:** 1.2ha Greenfield site with proposals for 30-40 dwellings. Site just off the Thannet Way in a rural location near Yorkletts with some residential development in single plots. Minor negative effects on Transport, Countryside, Sustainable Living and Use of Land. Minor positive effects on Rural Community, Access to Services and Housing.

**SHLAA-050:** 8.3ha Greenfield site on the edge of Sturry to the north-west of Canterbury. The site is currently vacant and overgrown. Proposals for 100 dwellings. Significant negative effects on Countryside (in Green Gap and adjacent to Conservation Area) and Biodiversity (adjacent to Stodmarsh Ramsar site). Minor negative effects on Sustainable Living and Use of Land. Minor positive effects on Economy, Rural Community, Transport, and Access to Services. No effect on Water Quality but 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.

**SHLAA-051:** 10.2ha Greenfield site of vacant former grazing land. Located to the west of Herne Bay in an area between the railway and the coast. Proposals for 200-300 units. Significant negative effects on Transport, Countryside (Green Gap) and Use of Land. Minor negative effects on Biodiversity and Sustainable Living. Significant positive effects on Coastal Community and Housing. Minor positive effects on Economy and Access to Services.

**SHLAA-052:** 0.9ha PDL site currently used for residential purposes and farm buildings with associated parking. Proposals for 20 dwellings. Significant negative effects on Countryside & Historic Environment (<1km from SLA, Scheduled Ancient Monument and Listed Building on site), Climate Change and Flood Risk (Flood Zone 2 & 3). Minor negative effects on Biodiversity (potential for protected species on sites), Sustainable Living and Use of Land. Minor positive effects on Rural Community, Services, Housing and Transport.

**SHLAA-053:** 0.9ha Mixed site (mostly Greenfield), just off the residential area of Blean, a village to the north-west of Canterbury. Proposals for approx 15 dwellings. Significant negative effects on Countryside (located in SLA) and Biodiversity (250m from SSSI). Minor negative effects on Sustainable Living and Use of Land. Minor positive effects on Rural Communities, Transport, Access to Services and Housing.

**SHLAA-054:** 0.2 ha Greenfield site on a rural/village interface. The site boundary is formed by trees but vegetation in the site has been removed. Located in settlement of Broad Oak, near to Sturry, to the north-east of Canterbury. Significant negative effects on Biodiversity (GCN recorded in pond adjacent to site) and Water Quality (pond adjacent to site). Minor negative effects on Countryside (<1km from SLA and AHLV), Sustainable Living, Use of Land and Transport. Minor positive effect on Rural Community and Housing.

**SHLAA-055:** 0.2ha Greenfield site that was formerly in agricultural use but appears abandoned now with some lorry parking on site. Surrounding uses include a public house, an orchard, residential dwellings and an industrial estate. Proposals for 5 units. Located in settlement of Broad Oak, near to Sturry to the north-east of Canterbury. Significant negative effects on Biodiversity as GCN is known to be in the area. Minor negative effects on

Transport, Countryside, Sustainable Living and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-056:** 0.4ha PDL site in current use as office, retail and storage units constructed out of brick/timber. Surrounding uses include retail, student accommodation and residential. Proposals for 30-50 units. Located in the wider urban area of Canterbury in an area designated for regeneration. Minor positive effects on Transport, Countryside (<1km AHLV), Services, Sustainable Living, Housing and Use of Land. Minor negative effects on Economy as site is in use for employment.

**SHLAA-057:** 8.3ha Greenfield site in usage as an open grassed area surrounded by educational uses. Located to the north of the City. Proposals for 200-300 houses. Significant negative effect on Countryside (AHLV), Biodiversity (GCN associated with ponds nearby) and Use of Land. Minor negative effect on Sustainable Living (Urban Fringe). Significant positive effects on Housing with minor positive effects on Economy, Transport and Access to Services.

**SHLAA-058:** 7.2ha Greenfield site in agricultural use. Located less than 1km to the east of Blean and to the north of Canterbury City. Surrounding uses are primarily agricultural with a village to the west. Proposals for 170-255 units. Significant negative effects on Transport, Countryside (loss of Green Infrastructure and <1km from SLA) and Use of Land with minor negative effects on Sustainable Living. Significant positive effects on Housing with minor positive effects on Economy, Rural Community and Access to Services.

**SHLAA-059:** 18.4ha Greenfield site in use as agricultural land. Located beyond the urban/rural fringe to the north of Canterbury. Proposals for 450-675 houses. Significant positive effects on Economy, Rural Community (although rural designation is compromised by proximity to Canterbury), Access to Services and Housing. Significant negative effects on Transport, Countryside (site within Conservation Area and AHLV), Biodiversity (adjacent to SSSI), Sustainable Living and Use of Land.

**SHLAA-060:** 0.4ha Greenfield site enclosed by trees and larger shrubs. Set in a larger residential area with some open fields. Located in the urban area of Whitstable. Proposals for 6-8 dwellings. Significant negative effects on Countryside due mainly to the loss of PEOS. Minor negative effects on Transport, Biodiversity (potential for protected species) and Use of Land. Minor positive effects on Coastal Community, Sustainable Living and Housing.

**SHLAA-061:** 2.3ha PDL site in current use as storage, repair and office space for BT engineering services. Site is located within the urban boundary, to the east of the Town Centre. Proposals for 70-116 units. Surrounding areas have a semi-rural character. Due to lack of amenities other than access to public transport, there is significant negative effect on Transport. Minor negative effects on Biodiversity (near SSSI). Significant positive effects on Countryside (large development on PDL, access to open space will be improved). Housing and Use of Land. Minor positive effects on Access to Services and Sustainable Living.

**SHLAA-063:** 3.8ha Greenfield/PDL site characterized by empty buildings with some business/charity use. Site is located in a residential area of Herne Bay. Proposal of 75 units (30 houses & 45 flats). Minor negative effects on Economy (loss of employment), Transport as well as on Countryside and Historic Environment (PEOS,

Conservation Area) and Use of Land. Minor positive effects on Sustainable Living, Housing and Coastal Community. No overall impact on Services, but area is located in Greenhill and Eddington Ward.

**SHLAA-064:** 0.4ha Greenfield site in Upstreet to the north-east of Canterbury. Site has capacity for 12 units. Land is classified as vacant agricultural land, due to which development on this site would have a minor positive effect on Rural Community. Minor positive effects can also be noted on Economy and Housing. Significant negative effects on Sustainable Living. Minor negative effects on Transport, Use of Land and Countryside (<1km from AHLV). Minor negative effects on Biodiversity (likelihood of protected species).

**SHLAA-065:** 3.3ha mainly PDL site with some Greenfield, located on the fringe of the urban area of Canterbury. A business park is located on site. Proposals for housing of 80 units plus 50% employment. Significant negative impacts on Countryside and Historic Environment (within AHLV, adjacent to Conservation Area). Minor negative effects on Economy, Transport and Sustainable Living. Minor positive effects on Housing and Use of Land. The site is located within Barton Ward, however no overall impact on Access to Services as effect is mitigated by loss of employment.

**SHLAA-066:** 2.0ha PDL site in Herne Bay with a business park on site. The surrounding area is a mixture of residential, commercial and agricultural uses. Proposals for 50-100 units. Minor positive effects on Coastal Community, Transport, Countryside (PDL), Sustainable Living, Housing and Use of Land. Minor negative effects on Economy due to loss of employment site.

**SHLAA-067:** 0.1ha PDL site in Chartham. The site is located >5km from the town centre of Canterbury in a residential area and adjacent to a SLA. The buildings on site are currently redundant and vacant. 10 dwellings proposed. Significant positive effects on Transport and Access to Services as public transport and amenities are within walking distance. Minor positive effects on Economy, Rural Community, Housing and Use of Land. Due to the distance from the town centre, significant negative effects on Sustainable Living.

**SHLAA-068:** 17.81ha Greenfield site in Herne Bay. The surrounding use is residential (north and west) with open spaces and agricultural land (south and southeast). The site is currently being used for agricultural purposes. Proposals for 540 to 900 dwellings. Significant positive effects on Economy (although the site is not delivering employment), Coastal Community, Access to Services and Housing. Minor positive effects on Climate Change (potential for renewable energy as part of the development). Significant negative effects on Transport, Sustainable Living, Use of Land and Countryside. Furthermore, minor negative effects on Biodiversity (potential for protected species). Effect on Water Quality uncertain.

**SHLAA-069:** 0.3ha Greenfield site with an aspect of PDL, located in Herne Bay. Surrounding uses are primarily residential but include commercial and recreational amenities also. Proposals for 9 dwellings. The site is currently being used for garden and amenity space and partly for grazing of horses. Minor negative impacts on Water Quality, as site itself is close to ponds. Further, minor negative effects on Transport, Biodiversity (potential for protected species) and Use of Land. Significant negative impacts on Historic Environment (Conservation Area). Minor positive impacts on Economy, Coastal Community, Sustainable Living and Housing. Minor positive effects on Access to Services.

**SHLAA-070:** 110.7ha Greenfield site south-west of Canterbury, primarily in use for agricultural purposes. The surrounding area has a mainly agricultural character. Potential site capacity not specified, but assuming mixed use with 25% for housing, around 1000 units possible. Development of the site will have significant positive effects on Economy, Housing and Access to Services. Significant positive effects on Climate Change, as large numbers of units will help increase the share of energy generated from renewable resources. Significant negative effects on Transport, Sustainable Living, Countryside (within AHLV), Use of Land and Biodiversity (the site is partly adjacent to SSSI).

**SHLAA-071:** 8.6ha Greenfield site in use as agricultural land in rural area surrounded by residential properties. Located in the Greenhill district of Herne Bay. Proposals for 150-200 dwellings. Significantly negative effects on Countryside (site located in Green Gap, <1km from SLA) and Use of Land. Minor negative effects on Sustainable Living. Significant positive effects on Coastal Community, Access to Services (Greenhill and Eddington Ward) and Housing. Minor positive effects on Economy and Transport.

**SHLAA-072:** 5.7ha Greenfield site that is currently vacant and overgrown with dense undergrowth and numerous trees. Surrounding uses include Westmere Marshes, open countryside and a railway line. Located to the east of Sturry. Unknown how many proposed units but site enjoys capacity for 150. Significant negative effects on Transport, Countryside (Green Gap, Conservation Area), Biodiversity (Stodmarsh adjacent to site) and Use of Land. Minor negative effects on Sustainable Living. Significantly positive effects on Housing with minor positive effects on Economy and Rural Community. No effect on Water Quality but 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.

**SHLAA-074:** 2.3ha Greenfield site in use as agricultural land surrounded by residential houses, a school, allotments and farmland. Located on urban/rural fringe on Canterbury (south western corner), on the city side of the A2. Proposals for 60-100 units. Significant negative effects on Countryside (AHLV). Minor negative effects on Sustainable Living (>5km from Town Center) and Use of Land. Minor positive effects on Transport, Access to Services, and Housing

**SHLAA-075:** 96ha Greenfield site characterized by a mix of arable and pasture land. Surrounded by open countryside to the south and east with urban uses including a Park&Ride, a hospital and a school to the north. Located just beyond the urban/rural fringe to the south of Canterbury but on the city side of the A2. Proposals for 2,000 units. Significant negative effects on Countryside (AHLV), Sustainable Living, Use of Land and Transport. Transport effects may be mitigated through new public transport/services built on site due to scale of development. Significant positive effects on Economy, Access to Services, Climate Change (Combined Heat and Power proposed on the site) and Housing. Minor positive effects on Biodiversity (significant landscaping proposed to create new habitats).

**SHLAA-076:** 0.5ha PDL site used for the storage and repair of coaches. Surrounding uses are predominantly agricultural with some sporadic residential and Spires Academy. Located on a country road between the settlements of Hersden and Sturry. Proposals unknown but site has capacity for approx 15 units. Minor negative effects on Economy (loss of employment site), Transport, Access to Services and Biodiversity (adjacent to woods).



Significant negative effects on Sustainable Living. Minor positive effects on Rural Community, Countryside, Housing and Use of Land.

**SHLAA-077:** 0.19ha PDL site in residential area of Herne Bay with local distinctiveness. Site is currently in use as a residential dwelling on a large plot. Proposals for 14 dwellings. Minor positive effects on Coastal Community, Sustainable Living, Housing and Use of Land. Minor negative effects on Transport although there is a local centre with some limited services nearby.

**SHLAA-078:** 1.9ha Greenfield site that is currently undeveloped land used for grazing sheep with boundary treatments consisting of post and rail fences. Proposals for 45 houses and 36 flats. Located in a residential area to the north west of Canterbury city centre. Located outside the urban Boundary according to Local Plan. Significant negative effects on Countryside (AHLV and close to SLA associated with the Blean). Minor negative effects on Use of Land and Sustainable Living. Minor positive effects on Economy, Rural Community (although somewhat compromised due to proximity to Canterbury), Transport, Access to Services and Housing.

**SHLAA-079:** 0.94 ha Mixed PDL/Greenfield site that consists of farm buildings, a yard and some undeveloped greenspace. Surrounding uses include dense residential development to the north/west, commercial development and a railway line to the south with greenfield to the east. Proposals for 30 units. Significant negative effects on Countryside and Historic Environment (Designated Open Space/Playing Field, AHLV and site is associated with Grade 2 Listed Folly Farm). Minor negative effects on Transport, Sustainable Living and Use of Land (although some of the site is PDL, the majority is Grade 3 Agriculture). Minor positive effects on Housing.

**SHLAA-081:** 5.4ha PDL site that is in operation as an industrial site. Located just to the west of Westbere Marshes at Sturry. Proposals for 30 units. Significant negative effects on Water Quality (Stodmarsh adjacent to site), Biodiversity (SSSI), Climate Change and Flood Risk (Flood Zone 2 & 3). Minor negative effects on Economy (loss of employment site), Transport, Countryside, Access to Services, and Sustainable Living. Minor positive effects on Rural Community (although there is a loss of rural employment), Housing and Use of Land.

**SHLAA-082:** 2.7ha Greenfield site divided into paddocks with tree boundaries. Proposals for 80-110 units. Rural location with settlements to the north (Broadoak), east (Sturry) and south-east (Canterbury outskirts). Significantly negative effects on Countryside (within AHLV) and Biodiversity (part of the site is in an SSSI and remainder is adjacent). Minor negative effects on Transport, Use of Land and Sustainable Living. Minor positive effects on Rural Community and Housing.

**SHLAA-083:** 24ha Greenfield site located just outside the Canterbury city boundary to the north of the city. The site consists of a large field with hedgerow and tree coverage around the boundaries and is in use as agriculture grazing land. Proposals for circa 450 units. Significant negative effects on Transport, Countryside and Historic Environment (AHLV, Conservation Area), Sustainable Living and Use of Land. Minor negative effect on Biodiversity (size of the site could have impact on habitat connectivity). Significant positive effects on Economy, Housing and Access to Services.

**SHLAA-084:** 12ha Greenfield site in a rural area with large open fields and some residential developments to the east. Located to the west of Canterbury on the western side of the A28. Proposals for 210 units. Significant negative effects on Transport, Countryside (partly within AHLV and SLA), Biodiversity (adjacent to SSSI, LWS

nearby) and Use of Land. Minor negative effects on Water Quality (Great Stour River) and Sustainable Living. Significant positive effects on Housing and Access to Services. Minor positive effects on Economy.

**SHLAA-085:** 17ha Greenfield site that is characterized by dense, mature woodland. The site is surrounded by residential areas to the south and west with open countryside to the north. Proposals for circa 500 units. Significant negative effects on Countryside (ancient woodland and archeology), Biodiversity (recognized habitat), Sustainable Living and Use of Land. Minor negative effects on Water Quality (ponds on site) and Transport. Significant positive effects on Economy, Rural Community, Access to Services and Housing.

**SHLAA-086:** 12ha Greenfield site in use for agriculture in a semi-rural area located just outside the city boundary to the south-west of Canterbury. Proposals for 500 units. Significant negative effects on Transport, Countryside (AHLV), Sustainable Living, and Use of Land. Significant positive effects on Economy, Access to Services and Housing.

**SHLAA-087:** 3.2ha Greenfield site in use as playing fields with associated buildings on site. Surrounding uses include schools and residential. Located just outside city boundary to the north-west of Canterbury but there is further residential development and the University Campus to the north. Proposals for 60 units. Significant negative effects on Countryside (AHLV). Minor negative effects on Sustainable Living and Use of Land. Minor positive effects on Transport (although no public lighting on footpath is concerning), Access to Services and Housing.

**SHLAA-088:** 0.4ha Greenfield site in use as a garden space with a number of trees in and around the site. Although there is substantial residential development around the site, there is a semi-rural feel to the area since the houses are set back from the road and agricultural fields to the south and east. The site is in the Rough Common settlement to the north-west of Canterbury. Proposals for 15 to 20 houses. Significant negative effects on Countryside (within AHLV and <1km from SLA). Minor negative effects on Transport, Sustainable Living, Use of Land and Biodiversity (significant trees which may have biodiversity interest on site). Minor positive effects on Rural Community and Housing.

**SHLAA-089:** 1ha Greenfield site in use as a sports field with a tree boundary to the south. The surrounding uses include residential, recreation and agriculture. Proposals for 30 units. Significant negative effects on Biodiversity (within 250m from SSSI). Minor negative effects on Transport, Countryside (<1km AHLV), Sustainable Living and Use of Land. Minor positive effects on Economy, Rural Community and Housing.

**SHLAA-090:** 0.3ha Mixed site in use with some redundant agricultural buildings with some mature trees, which have engulfed some buildings. Located in the settlement of Littlebourne approx 5km to the east of Canterbury. Significant positive effects on Transport and Access to Services. Minor positive effects on Economy, Rural Community and Housing. Significant negative effects on Historic Environment (most of the site is in a Conservation Area) and Sustainable Living (> 5km from Town Center). Minor negative effects on Use of Land and Biodiversity (potential for protected species).

**SHLAA-091:** 6.7ha Greenfield site with some PDL. Located in the settlement of Littlebourne approx 6km east of Canterbury. The surrounding area is residential with large open fields. The site is currently not in use but was formerly in agricultural use. Proposals for 185 units. Significant positive effects on Housing, Transport and Access to Services are expected. Minor positive effects on Economy and Rural Community. Significant negative effects on

Use of Land, as well as on Historic Environment (partly located within Littlebourne Conservation Area). As the site is located >5km from the Town Centre, significant negative effects on Sustainable Living. Minor negative effects on Biodiversity due to a sensitive parcel of land on the site.

**SHLAA-092:** 0.08ha PDL site in Canterbury. The surrounding area is residential town centre. The site is currently used for office and parking space. Proposals for 24 flats. Significant positive effects on Transport and Sustainable Living. Minor positive effects on Economy, Access to Services, Housing and Use of Land. Minor negative effects on Historic Environment (within AAI and Conservation Area).

**SHLAA-093:** 2.7ha Greenfield site with some PDL in Littlebourne. The site is currently being used for agricultural purposes (fruit field). The surrounding area is residential with large open spaces. Development of 11 dwellings and a medical centre proposed. Significant positive effects on Transport. Minor positive effects on Rural Community, Access to Services and Housing. Significant negative effects on Sustainable Living, (> 5km from Town Centre) with minor negative effects on Economy (loss of employment site), Countryside and Historic Environment (archaeological evaluation required) as well as on Use of Land.

**SHLAA-094:** 1ha Greenfield site in Whitstable. Open space currently in recreational use. The surrounding area is residential with large open spaces. 35 units proposed. Minor positive effects on Economy, Coastal Community, Access to Services (Gorrel Ward), Sustainable Living and Housing. Minor negative effects on Transport and Countryside (PEOS, site forms part of the characteristic landscape), Biodiversity (potential for protected species) and Use of Land.

**SHLAA-096:** 3.8 ha mixed land, with a secondary school located on site. Rural location between the villages of Sturry, Westbere and Hersden. 120 units proposed. Significant positive effects on Countryside as well as on Use of Land (assuming open space is to be retained) and Housing. Minor positive effects on Economy, Rural Community and Access to Services. Significant negative effects on Transport and Sustainable Living (> 5km from the town centre).

**SHLAA-097:** 1ha PDL site in Chislet. The site is currently being used for various purposes: riding school, stables and housing. The surrounding area is predominantly agricultural. 5 units proposed. Significant negative effects on Countryside and Historic Environment (within Conservation Area, <1km AHLV) and Sustainable Living (>5km from Town Centre). Minor negative effects on Economy, Access to Services and Transport. Minor positive effects on Rural Community, Housing and Use of Land.

**SHLAA-098:** 1.1ha Greenfield site in Chislet, currently in use for keeping/grazing of horses. The surrounding area is predominantly agricultural. 50 units proposed. . Significant negative effects on Sustainable Living (>5km from town centre). Minor negative effects on Transport, Countryside and Historical Environment (<1 km AHLV, adjacent to Conservation Area) and Use of Land. Minor positive effects on Economy, Rural Community and Housing.

**SHLAA-099:** 0.5ha mixed land site in Chislet. The current use is residential. The surrounding area has a predominant agricultural character. 5 units proposed. Significant negative effects on Sustainable Living (>5km from town centre) with minor negative effects on Transport, Use of Land, Countryside and Historic Environment (Conservation Area, proximity to AHLV). Minor positive effects on Economy, Rural Community and Housing.



**SHLAA-100:** 1.1ha Mixed site in Canterbury, currently in use for educational purposes (Hadlow College). The surrounding area is of residential character including community facilities. 60-150 units (student flats) proposed, the education facilities will be retained. Significant positive effects on Transport, Housing and Access to Services (Barton Ward). Minor positive effects on Economy and Sustainable Living. Minor negative effects on Biodiversity (likelihood of protected species). Minor negative effects on Countryside and Use of Land.

**SHLAA-101:** 7.9ha Greenfield site in agricultural use. Surrounding uses include agricultural land, with some residential developments located nearby to the south and the University of Kent campus adjacent to the west. There are some large disused agricultural buildings in a corner of the site and the boundary consists of hedgerow with tree coverage. Proposals for 100 flats providing student accommodation. Significant negative effects on Countryside and Historic Environment (Conservation Area and AHLV). Minor negative effects on Transport, Biodiversity (adjacent to LWS), Sustainable Living and Use of Land. Minor positive effects on Economy, Access to Services and Housing.

**SHLAA-102:** 0.45ha Greenfield site in use as a long flat poorly maintained paddock for the grazing of horses. Set in a rural location with some individual residential plots backing onto eastern boundary of the site. Located in the settlement of Ickham, approx 7km east of Canterbury. Proposals for 13 units. Significant negative effects on Sustainable Living with minor negative effects on Transport, Countryside (<1km of SLA) and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-103:** 0.3ha Greenfield site in use as open agricultural land with some trees along the front boundary. Surrounding uses are predominantly agricultural with residential uses to the west stretching to the village of Adisham which is located approx 10km south east of Canterbury. Proposals for 10 units (6 houses and 4 flats). Significant negative effects on Countryside and Historic Environment (SLA, Conservation Area), and Sustainable Living. Minor negative effects on Transport and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-104:** 0.4ha Greenfield site used for grazing of horses. Set in a rural area with several clusters of residential plots which form the settlement of Bekesbourne which is located approx 5km south-east of Canterbury. Significant negative effects on Countryside and Historic Environment (Bekesbourne Conservation Area, <1km of an SLA). Minor negative effects on Transport, Sustainable Living and Use of Land. Minor positive effects on Rural Community and Housing. No effect on Climate Change and Flood Risk although site is close to area at risk of flooding.

**SHLAA-105:** 1.9ha PDL/Brownfield site in use as a car sales yard with a large showroom a petrol station, an old school building (now car sales) and informal car parking. The site lies to the south of the city center with substantial residential development beyond the rail line. Proposals for 100-140 units. Significant positive effects on Transport, Access to Services, Housing and Use of Land. Minor positive effects on Economy but this is highly dependent on provision of employment in new development and Sustainable Living. Minor negative effects on Countryside & Historic Environment ( although effects on Historic Environment are significant as site is located adjacent to Conservation Area and in an AAI).

**SHLAA-106:** 21ha Greenfield site in use as agricultural land of an undulating, open nature with significant boundary planting. Located off the A28 at Thanington to the west of Canterbury but separated by the A2. Proposals for 480 units. Significant negative effects on Transport (although site enjoys bus service), Countryside (AHLV), Biodiversity (adjacent to SSSI), Sustainable Living and Use of Land. Significant positive effects on Economy, Access to Services (Wincheap Ward) and Housing.

**SHLAA-107:** 4ha Mixed site in use as a school with associated buildings and playing fields. Proposals for 200 units. Located in the north-east of Canterbury on a finger of development stretching towards Sturry. Surrounding uses include residential and parkland/green space. Significant negative effects on Countryside (adjacent to AHLV, large development, however will facilitate access to open space), Biodiversity (adjacent to SSSI), Sustainable Living and Use of Land. Minor negative effects on Transport. Significant positive effects on Access to Services and Housing. Minor positive effects on Economy.

**SHLAA-108:** 0.2ha Mixed site consisting of a residents car park with some open amenity green space. Surrounding uses include residential with a public house and a commercial building to the immediate south. Located to the east of the city center in a residential area. Proposals for 10 units. Significant positive effects on Transport and Access to Services. Minor positive effects on Sustainable Living and Housing. Significant negative effects on Historic Environment (Conservation Area).

**SHLAA-109:** 0.8ha Greenfield site consisting of a field of long grass and scrub. Surrounding uses include modern residential development. Arable fields to the east. Located on the edge of the urban boundary of Whitstable. Proposals for 38 units (22 houses and 16 flats). Minor negative effects on Countryside (<1km of SLA), Biodiversity (protected species likely) and Use of Land. Significant positive effects on Housing. Minor positive effects on Coastal Community, Access to Services and Sustainable Living.

**SHLAA-110:** 0.3ha PDL site which consists of a number of small retail units and a mobile home retailer and associated parking for the caravans/mobile homes. Located in Herne Bay to the south west. Proposals for 50 units. Minor positive effects on Coastal Community, Transport, Countryside (PDL, improvement of access to open space), Access to Services, Sustainable Living Housing and Use of Land. Minor negative effects on Economy and Use of Land. Significant negative effects on Climate Change and Flood Risk.

**SHLAA-112:** 0.2ha mixed use site in Canterbury. Current use is residential. The surrounding area is residential with a large park and gardens adjacent to the site. 12 units proposed. Significant negative effects on Countryside and Historic Environment (within AAI and Conservation Area, AHLV nearby), Climate Change and Flood Risk (Flood Zone 3). Minor negative effects on Geology and Biodiversity (LWS Strout River). Minor positive effects on Economy, Sustainable living, Housing and Use of Land. Significant positive effects on Transport and Access to Services.

**SHLAA-113:** 0.04ha PDL site on the edge of the town centre of Canterbury. There is no current use as the building on site is vacant. The surrounding area is of residential and commercial use. 6 units proposed. Minor negative effects on Economy, Climate Change and Flood Risk (Flood Zone 2), Historic Environment (within Conservation Area and AAI containing monument). Significant positive effects on Transport with minor positive effects on Access to Services, Sustainable Living, Housing and Use of Land.

**SHLAA-114:** 1.3ha mainly vacant PDL site in Herne Bay. Ambulance station and industrial units on site currently in use. The surroundings are residential (north) and railway line (south). Number of proposed dwellings not specified (40-50 units per hectare). Minor negative effects on Economy. Significant positive effects on Housing with minor positive effects on Coastal Community, Transport, Countryside (PDL), Access to Services, Sustainable Living and Use of Land.

**SHLAA-115:** 0.2ha PDL site in the town centre of Whitstable. The site is currently being used a youth and community centre with sport facilities. 8-10 units proposed. Significantly negative effects on Climate and Flood (Flood Zone 3). Significant positive effects on Transport, Access to Services and Sustainable Living with minor positive effects on Coastal Community, Countryside (utilization of the site will protect Green Infrastructure), Housing and Use of Land (PDL).

**SHLAA-116:** 0.07ha PDL site in the town centre of Whitstable. The site is currently being used as a public library. 8 units proposed. Minor positive effects on Coastal Community, Housing and Use of Land. Significant positive effects on Transport and Access to Services and Sustainable Living. Minor negative effect on Countryside and Historic Environment (Conservation Area, loss of PEOS). Note loss of employment associated with the loss of the public library.

**SHLAA-117:** 0.63ha PDL site in Canterbury with buildings currently in use as an adult education centre. The surroundings are mostly residential and commercial. 22 dwellings proposed. Minor negative effects on Biodiversity (potential for protected species on site, LWS nearby). Minor positive effects on Transport, Access to Services, Countryside (access to open space will be promoted), Sustainable Living, Housing and Use of Land.

**SHLAA-119:** 0.63ha PDL site in Canterbury. Kingsmead Primary School currently located on the site. 78 dwellings proposed (30% affordable). Minor negative on Biodiversity (adjacent to LWS associated to River Stour). Significant negative impacts on Climate Change and Flood Risk (Flood Zone 3), Water Quality (River Stour) and Historic Environment (located within Conservation Area, including listed building, adjacent to a Scheduled Ancient Monument). Significant positive effects on Transport and Access to Services. Minor positive effects on Sustainable Living, Housing and Use of Land.

**SHLAA-120:** 0.26ha vacant Greenfield in Whitstable, currently used as informal public green space. The site is opposite to a busy double roundabout (north) with residential surroundings. 4-7 units proposed. Minor positive effects on Economy, Coastal Community, Transport, Access to Services, Sustainable Living and Housing. Minor negative effects Countryside and Historic Environment (adjacent to Conservation Area, informal open space will be removed and other open space is not easily accessible) and Use of Land.

**SHLAA-121:** 2.5ha Greenfield site in use as playing fields for a school within the Canterbury urban area to the south-east of the City Centre. Surrounding uses include residential and open fields with a railway running along the southern perimeter of the site. Proposals for 90 units. Minor negative effects on Transport, Countryside (adjacent to AHLV) and Use of Land. Minor positive effects on Access to Services, Sustainable Living and Housing.

**SHLAA-122:** 1.3ha PDL site in use as playing fields serving Littlebourne Primary School. The surrounding area is mostly in residential use with some open fields also. Located in the Littlebourne settlement approx 6km east of Canterbury. Proposals for 30-40 dwellings. Significant positive effects on Transport and Access to Services. Minor

positive effects on Rural Community and Housing. Significant negative effect on Sustainable Living. Minor negative effects on Countryside (adjoins a Conservation Area) and Use of Land (playing field are considered Greenfield although non-agricultural).

**SHLAA-123:** 6.75ha Greenfield site in use as agricultural land. Located to the south of Canterbury beyond the City Boundary but on the city side the A2. Proposals for 160 units. Significant negative effects on Transport, Countryside (AHLV) and Use of Land. Minor negative effects on Sustainable Living. Significant positive effects on Access to Services, Housing with minor positive effects on Economy.

**SHLAA-124:** 0.49ha Greenfield site for agricultural use (keeping of pigs). Surrounding uses include residential dwellings on individual plots and fields of an open and rural nature. Garden nursery opposite the site. Located off the A290 roughly half way between Whitstable and Canterbury. Proposals for 10 dwellings. Significant negative effects on Biodiversity (SSSI is located nearby). Minor negative effects on Transport, Countryside (SLA on both sides of site), Sustainable Living and Use of Land. Minor positive effects on Economy, Rural Community and Housing.

**SHLAA-125:** 5ha Greenfield site in use as agricultural field (crop). Set in a rural area with wide, far reaching fields and some individual residential plots. Located adjacent to the A299 to the south of Whitstable. Proposals for 200 dwellings. Significant negative effects on Transport, Countryside (SLA) and Use of Land. Minor negative effects on Sustainable Living. Significant positive effects on Coastal Community, Access to Services and Housing. Minor positive effects on Economy.

**SHLAA-126:** 0.29ha Greenfield site characterized by overgrown vacant land. The site is surrounded by individual houses with garden plots and agricultural fields in the wider environs. Located in the settlement of Pentham approx 6-7km south-west of Canterbury. Proposals for 5 dwellings. Significant negative effects on Countryside and Historic Environment (AONB, Conservation Area, Grade 2 Listed Building adjacent to site) as well as on Sustainable Living. Minor negative effects on Transport, Biodiversity (potential for protected species) and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-127:** 1ha Greenfield site in use as grazing land for horses with trees and shrubs on most of boundary. Located in the settlement of Yorkletts approx 4km south-west of Whitstable. Proposals for 7 units. Significant negative effect on Biodiversity (adjacent to SSSI/SAC). Minor negative effect on Transport, Countryside (<1km from SLA), Sustainable Living and Use of Land. Minor positive effects on Rural Community, Housing and Access to Services.

**SHLAA-128:** 1.7ha Greenfield site in use as agricultural land/pasture. Surrounding uses include some residential properties to the west and east along a country road. Located to the south-east of Herne on the urban fringe. Proposals for 16 dwellings. Significant negative effects on Countryside (SLA) with minor negative effects on Sustainable Living and Use of Land. Minor positive effects on Coastal Community, Access to Services and Housing.

**SHLAA-129:** 81.7ha Greenfield site in use as agricultural field. Surrounding uses are primarily residential with some business uses to east and west. The A29 (Thanet Way) forms the southern boundary of the site. Located to the south-east of Herne Bay, due south of the settlement of Hillborough. Proposals for 1200 units as part of a mixed

development, including community facilities and a 16ha business park. Significantly negative effects on Transport (although new transport links would probably be provided for given scale of site), Countryside (impact on Green Infrastructure), Sustainable Living and Use of Land. Minor negative effects on Biodiversity (potential for protected species). Significant positive effects on Economy, Coastal Community, Access to Services and Housing. Minor positive effects on Climate Change (Combined Heat and Power facilitated through size of development).

**SHLAA-130:** 16.8ha Greenfield site characterized by open grassland that is used informally as open space with occasional grazing. Surrounding uses include low density residential, business, and a cricket club. Located in the Chestfield district of Whitstable. Proposals for 220 houses and 30 flats. Significant negative effects on Countryside and Historic Environment (<1km from SLA, adjacent Conservation Area), Climate Change and Flood Risk (Flood Zone 2 & 3) and Use of Land. Minor negative effects on Water Quality and Transport. Significant positive effects on Rural/Coastal Community and Housing. Minor positive effects on Economy, Access to Services and Sustainable Living.

**SHLAA-131:** 1.25ha Greenfield site in use as an agricultural field (cropping grain) with an established hedgerow to the south. Land to the north and east is in residential use (Betlinge and Hillborough districts of Herne Bay) with land to the south in agricultural use. Proposals for 40 units. Minor negative effect on Biodiversity (potential for protected species) and Use of Land. Minor positive effects on Coastal Community, Transport (although school is slightly beyond 800m), Access to Services, Sustainable Living and Housing.

**SHLAA-132:** 0.7ha Greenfield/PDL with scrub bund to screen site (west and north). The site is currently used for parking, storage and rubbish. Surrounding uses include an industrial estate to the east and open agricultural fields to the south and west. Located on the southern fringe of Hillborough. Minor positive effects on Coastal Community, Transport, Housing, Sustainable Living. Minor negative effects on Economy (although site is designated for employment and is used in conjunction with associated industrial estate there is no employment on site). Effect on Use of Land Uncertain due to mixed Greenfield/PDL nature of the site.

**SHLAA-134:** 6.8ha Greenfield site characterized by flat, open arable land with half farmed but half unfarmed open land. The site boundaries to the north and south are formed by the A299 (Thanet Way) and the railline. Surrounding uses include a business park and agricultural fields. Western half of the site enjoys planning consent for landscaping associated with a business park. Located to the south east of Herne Bay between the districts of Betlinge and Broomfield. Minor negative effects on Transport, Historic Environment (potentially site of archaeological importance), Sustainable Living and Use of Land. Minor positive effects on Coastal Community and Housing.

**SHLAA-135:** 6.1ha Greenfield site in use as open space/fields with hedgerow and trees on both boundaries. The site enjoys a prominent location overlooking Whitstable. Surrounding uses include agricultural fields to the south and west with residential to the north and east which leads onto a retail park. Located on the southern fringe of Whitstable outside the urban boundary of Whitstable. Proposals for 240 dwellings. Significant negative effect on Transport, Countryside (large development on Greenfield) and Use of Land. Minor negative effects on Biodiversity (potential for protected species) and Sustainable Living. Significant positive effects on Coastal Communities and Housing. Minor positive effects on Economy and Access to Services.



**SHLAA-136:** 12.9ha Greenfield site in use as agricultural field/open space. Surrounded by residential uses on all boundaries. Located in Whitstable, nearby to the Whitstable Train Station. Proposals for 60 units as part of a larger mixed use scheme incorporating employment and open space. Minor negative effects on Transport, Countryside (<1km from SLA, potentially loss of public open space) and Use of Land. Minor positive effects on Coastal Community, Sustainable Living and Housing.

**SHLAA-137:** 18.34ha Greenfield site on the edge of Canterbury, partly bounded by residential property. Currently in use for agricultural purposes. 500-1000 dwellings proposed. Significant positive effects on Economy, Housing and Access to Services. Significant negative effects on Transport, Countryside (within AHLV & adjacent SLA), Sustainable Living, Use of Land and Biodiversity (adjacent SSSI).

**SHLAA-139:** 2.99ha Greenfield site in the rural village of Bridge. Site currently used for grazed pasture and public events. 25-40 units proposed. Significant negative impacts on Countryside and Historic Environment (SLA, Conservation Area), Climate and Flood (Flood Zones 2+3). Minor negative effects on Water Quality (River Nail Bourne), Use of Land, Sustainable Living and Biodiversity (trees on site, site adjacent to River Nail Bourne SNCI). Significant positive impacts on Transport and Access to Services. Minor positive effects on Rural Communities and Housing.

**SHLAA-140:** 7.15ha Greenfield site at the rural village of Chartham, currently in use as agricultural open field. 30-75 dwellings proposed. Minor positive impacts on Rural Community, Transport, Access to Services and Housing. Significant negative effects on Water Quality (watercourse on north boundary of site), Countryside and Historic Environment (site is located adjacent to a SLA and to Conservation Area), Sustainable Living Use of Land and Biodiversity.

**SHLAA-141:** 0.26ha Greenfield site in Broad Oak. Site currently in use for recreation purposes and as informal open space. Surrounding areas of residential and rural character. 6-8 dwellings proposed. Significant negative effects on Biodiversity (GCN associated with pond south east of the site) and Water Quality (pond in near proximity south east of the site). Minor negative effects on Countryside (site is located within <1km of AHLV and SLA), Transport, Sustainable Living and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-142:** 0.1ha PDL site within the urban boundaries of Canterbury. The building on the site is currently being used as a church hall. Surrounding uses are primarily residential. Proposals for 5-12 dwellings. Significant negative effects on Historic Environment (within Conservation Area). Minor positive impacts on Transport and Access to Services, Sustainable Living, Housing and Use of Land.

**SHLAA-143:** 18.7ha site Mostly Greenfield with some PDL. Located in the rural area of Broad Oak near to Sturry. Site currently in use as orchards and for keeping of horses, with some buildings for storage. Up to 700 dwellings proposed. Significant negative effects on Countryside (adjacent to AHLV, <1km from SLA), Biodiversity (GCN associated with ponds on site), Sustainable Living Use of Land and Water Quality (ponds on site). Significant positive effects on Economy, Rural, Housing and Access to Services. Minor positive effects expected on Transport.

**SHLAA-144:** 0.35ha Greenfield site with 10-15 units proposed. The site is located in the rural area of Bossingham, approx 9km south of Canterbury. Site in current use for grazing. Significant negative effects on Countryside and Historic Environment (AONB, SLA and Conservation Area). Further, significant negative impacts are expected on

Sustainable Living due to the distance from the Town Centre. Minor negative effects on Transport and Use of Land. Minor positive effects are expected on Rural Communities and Housing.

**SHLAA-145:** 0.8ha PDL site with some trees and shrubs located in the wider urban area of Whitstable. Proposals for 36 dwellings. Currently the South East Caravan Centre is located on the site. There will be significant negative effects on Climate and Flood Risk (Flood Zone 3). Minor negative effects on Economy (some employment will be lost on site) and Biodiversity (potential for protected species, adjacent to railway and associated habitats). Significant positive effects on Transport and Access to Services with minor positive effects on Coastal Community, Sustainable Living, Housing, Use of Land and Countryside (access to open space will be improved). Note that the site is adjacent to the Whitstable Conservation Area and that a small part of the site (west) falls into this area.

**SHLAA-146:** 2.6ha Greenfield site in Hoath currently in use for agricultural purposes and grazing. The surrounding area is rural with some residential development. 33 houses proposed. Significant negative impacts on Sustainable Living (>5km from Town Centre). Minor negative effects on Transport, Use of Land and Countryside and Historic Environment (near AHLV, SLA and within Conservation Area). Minor positive effects on Economy, Rural Community and Housing are expected.

**SHLAA-147:** 10.31ha mixed Brownfield/Greenfield site in the urban boundaries of Canterbury currently in used for education purposes (Simon Langdon School for Girls). The area has a suburban character with housing, a secondary school and open space in surroundings. 270 units and open space use are proposed. Significant negative impacts on Transport and Countryside (adjacent to AHLV, large development on Greenfield) with minor negative effects on Biodiversity (potential for protected species, adjacent to disused railway line) and Use of Land. Significant positive effects on Access to Services and Housing with minor positive effects likely on Economy and Sustainable Living.

**SHLAA-148:** 60.5ha Greenfield site north of the rural village of Hersden proposed for development of 500-800 houses. The surrounding area is largely agricultural and of rural character. The site is currently used for agricultural purposes. Significant positive impacts on Economy (transport to employment within walking distance, however, no significant employment land will be delivered alongside with the development). Development of this size will also have significant positive effects on Rural Community, Transport, Access to Services and Housing. Significant negative effects on Sustainable Living, Use of Land and Countryside (<1km from AHLV) and Biodiversity (SSSI, SAC, SPA and Ramsar and LWS nearby). Although water quality scored as 'no impact' the Sarre Penn runs north of the site and associated drainage channels cross the site. Minor positive efforts on climate change.

**SHLAA-164:** 0.1024ha Greenfield site set in the rural village of Littlebourne. The site is fully surrounded by residential properties. 4-6 houses proposed. Significant positive effects on Transport and Access to Services with minor positive effects on Rural Community and Housing. Significant negative effects on Sustainable Living (>5km from Town Centre). Minor negative effects on Countryside and Use of Land.

**SHLAA-165:** 0.1575ha mixed site located in the urban boundaries of Canterbury, just outside the town centre. Currently in use as informal parking and storage area, with undeveloped land associated with the river sensitive in terms of biodiversity. No definite proposals but site has capacity for 6-11 units. Significant negative effects are expected on Water Quality (proximity to River Stour), Countryside & Historic Environment (within Conservation

Area, includes a listed building, PEOS) as well as on Climate and Flood (Flood Zones 2&3) and Biodiversity (site boundaries partly within LWS; protected species very likely). Significant positive effects on Transport and Access to Services with minor positive effects on Sustainable Living and Housing.

**SHLAA-166:** 0.2957ha Greenfield site in Whitstable currently used as grazing land. The surrounding area consists of large open fields with residential development to the north. Site has capacity for 3-4 dwellings. Minor negative effects on Countryside (<1km from SLA and Green Gap), Biodiversity and Use of Land. Minor positive effects on Coastal Community, Transport, Access to Services, Sustainable Living and Housing.

**SHLAA-167:** 1.134ha Greenfield site located within the urban boundaries of Canterbury currently used for allotments. The surrounding area is mainly residential, with a school (Pilgrims Way Primary School) and playing field directly adjacent. Potential site capacity undefined by proponent but site has capacity for 39-62 dwellings. Minor negative effects on Countryside (near AHLV, PEOS will be removed) and Biodiversity (site is sensitive) and Use of Land. Minor positive effects on Economy, Transport, Access to Services, Sustainable Living and Housing.

**SHLAA-168:** 24ha site with large parts of ancient woodland located in Chartham. The surroundings are of rural character with a small settlement adjacent to the site. Site is currently in use for agricultural and recreational purposes. Large parts of the site cannot be developed, so that less than 100 dwellings are proposed. Significant negative effects on Countryside (>1km to AHLV & SLA) and Biodiversity as site is located within an SSSI and LWS and trees on site protected by TPO. Minor negative effects on Economy and Access to Services due to loss of employment. Further, minor negative effects on Transport, Sustainable Living and Use of Land. Minor positive effects are expected on Rural Communities and Housing.

**SHLAA-169:** 3ha Greenfield site on the edge of the rural village of Littlebourne. The site is currently not being used as it consists of fallow agricultural land. Proposals for 90 units. Significant negative effects are on Sustainable Living with minor negative effects on Countryside and Use of Land due to development on Greenfield site as well as on Biodiversity. Significant positive effects on Transport and Access to Services with minor positive effects on Economy, Rural Community and Housing.

**SHLAA-170:** 1ha Greenfield site in the rural village of Chartham. The site (arable farmland) is surrounded by three residential developments. Proposals for 29 units. Significant negative effects on Sustainable Living with minor negative effects on Countryside (<1km from AHLV and AONB) Biodiversity (sensitive site) and Use of Land. Minor positive effects on Economy, Rural Community, Transport, Access to Services and Housing expected.

**SHLAA-171:** 0.4ha Greenfield site with rough grassland/scrub currently not in use save for illegal dumping. Surrounding uses include residential forming sporadic development along country roads with some allotments close to the site. Located near to Berkesbourne approx 4-5km southeast of Canterbury. Proposals for 16 dwellings. Significant negative effect on Countryside (within AHLV and <1km from SLA associated with AONB). Minor negative effects on Transport, Biodiversity (likely protected species on site), Sustainable Living (although site is just within 5km of Canterbury) and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-172:** 8ha Greenfield site used for agriculture and grazing of horses. Surrounding uses include residential to the south with extensive agriculture to the north stretching to the Blean Woods complex. Located on the edge of



the village of Broad Oak near the village of Sturry, to the northeast of Canterbury. Proposals for 240 units. Significant negative effects on Transport (although there is a bus service), Countryside (<1km from SLA north and AHLV south), Use of Land and Biodiversity (sensitive woodlands close to site). Minor negative effects on Sustainable Living. Significant positive effects on Rural Community and Housing with minor positive effects on Economy and Access to Services.

**SHLAA-173:** 2ha Greenfield site that is currently overgrown with trees, shrubs and brambles. Site was previously an orchard. It slopes down towards the A2 road and a stream forms the southern boundary. There are some agricultural fields around the site with considerable woodland to the north and west. Located in the settlement of Upper Harbledown approx 3km northwest of Canterbury. Proposals for 12-15 houses as part of a mixed used development including a village green and woodland planting. Significant negative effects on Countryside & Historic Environment (Conservation Area, adjacent to SLA and nearby AHLV). Minor negative effects on Transport, Biodiversity (site sensitive for biodiversity, LWS nearby), Sustainable Living and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-174:** 0.5ha Greenfield site comprising of agricultural land adjacent to a small business/industrial park and farm. Set in a rural location with ribbon development along Shalloak Road on the edge of Broad Oak village. Proposals for 14-24 houses. Minor negative effects on Transport, Countryside (>1 km to SLA and AHLV) and Use of Land. Minor negative effects on Sustainable Living and Biodiversity but could potentially be significant as site is located within 250m of a habitat for GCN. Minor positive effects on Rural Community and Housing.

**SHLAA-175:** 3ha Greenfield site that is currently scrubland . Immediate surrounding uses include light industrial and retail uses with wider surrounding uses comprising mostly of residential. Located near Herne Bay train station in the wider urban area. Proposals for 50-75 units as part of a mixed use scheme. Minor negative effects on Economy (site is allocated for employment uses), Transport, Biodiversity (likely to be protected species due to lack of disturbance) and Use of Land. Minor positive effects on Rural/Coastal Community, Sustainable Living and Housing.

**SHLAA-176:** 2ha Greenfield site that is currently scrub with some trees. Immediate surrounding uses include light industrial and retail uses with wider surrounding uses comprising mostly of residential. Located near Herne Bay train station in the wider urban area. Proposals for 30-40 units as mixed housing or a Care Home. Significant negative effects on Water Quality (Plenty Brook runs along the eastern boundary of the site), Climate Change and Flood Risk (most of site is in Flood Zone 2&3). Minor negative effects on Economy (site is allocated for employment use), Transport, Biodiversity (site has been relatively undisturbed so that protected species are possibly on site) and Use of Land. Minor positive effects on Rural/ Coastal Community, Sustainable Living and Housing.

**SHLAA-177:** 43ha Greenfield site characterized by orchards, woodland areas, ponds, fields and farmland. Site runs from Sturry train station towards Broadoak settlement. Proposals for 650 dwellings. Significant negative effects on Water Quality (ponds on site), Countryside (southern part of the site is in an AHLV and SLA to the north), Biodiversity (GCN are known to be in pond on site), Sustainable Living and Use of Land. Significant positive effects on Economy, Rural Community, Transport, Access to Services and Housing. Minor positive effects on Climate Change as scale of site could provide combined heat and power.

**SHLAA-178:** 22ha Greenfield site in agricultural use located to the east of the Chestfield area of Whitstable between the old and new Thanet Way roads. Set in an open flat landscape with wide views. Surrounding uses include residential and agricultural uses. Proposals for 700 units. Significant negative effects on Countryside (site is located in Green Gap), Transport, Sustainable Living and Use of Land. Significant positive effects on Economy, Rural Community, Access to Services and Housing. Effect on Biodiversity is Uncertain; although there is a likelihood for protected to be on site, the proposals also include some habitat enhancement.

**SHLAA-179:** 1.1ha Mixed site consisting of a terrace of bungalows set along a private driveway which is surrounded by a wooded area. Located in the village of Herne, to the south east of Herne Bay. Surrounding uses include residential and St Martin's Church with the site backing onto open fields/countryside. Proposals for 5-10 dwellings. Minor negative effects on Countryside & Historic Environment (located in Conservation Area but improves access to Open Space), Biodiversity (protected species on site), Sustainable Living and Use of Land. Minor positive effects on Rural Community, Transport, Access to Services and Housing.

**SHLAA-181:** 2.4ha Greenfield site on the edge of Chestfield. Proposals for 10 units. Significant negative effects on Countryside and Historic Environment (within SLA, adjacent to a Conservation Area). Minor negative effects on Transport, Biodiversity (sensitive site for protected species), Sustainable Living and Use of Land. Minor positive effects expected on Rural Community and Housing.

**SHLAA-182:** 3.6ha Greenfield site (with some existing housing) outside the urban boundary of Whitstable. Beside the residential use, the woodland/open space (unofficial) is also used for recreational purposes. Approximately 10-15 dwellings proposed. Minor negative effects on Transport, Countryside (<1km from SLA), Sustainable Living and Use of Land are likely. Due to the large amount of woodland the site is very sensitive, so that minor negative effects are expected on Biodiversity. Minor positive effects expected on Economy, Rural Community, Access to Services and Housing.

**SHLAA-183:** 4.3ha Greenfield site within the urban boundaries of Canterbury. The site is currently in use as an army playing field (football/events). The surrounding area is in use for military, residential and hospital purposes. 230 units (140 houses, 90 flats) proposed. Significant negative impacts on Countryside and Historic Environment (AHLV nearby, Conservation Area adjacent and loss of open space) as well as on Use of Land and Transport. Significant positive effects on Housing and Access to Services with minor positive effects on Economy (good transport to employment site), and Sustainable Living.

**SHLAA-184:** 6ha Greenfield site located adjacent to the urban boundaries of Canterbury. The site was formerly used by MOD and consists mostly of grass land. The surrounding area is in use for military, residential and hospital purposes. 225 units (175 houses, 50 flats) proposed. Minor positive effects on Economy and significant positive effects on Access to Services and Housing are expected. Minor negative effects likely on Biodiversity (sensitive site) and Sustainable Living. Significant negative effects are expected on Transport, Use of Land and on Countryside and Historic Environment (within AHLV, Conservation Area nearby, large development on Greenfield). However, access to urban open space will be improved.

**SHLAA-185:** 0.6ha Greenfield site set in the rural village of Chartham. The site is a large open space which currently serves as amenity area and for the keeping of animals. The site is surrounded by residential properties,

large agricultural fields and woodland. 15-20 dwellings proposed. Minor positive effects on Economy, Rural, Transport, Access to Services and Housing. Minor negative effects on Biodiversity, Countryside and Historic Environment (nearby Conservation Area, <1km from SLA and AONB) as well as on Use of Land. Significant negative effects on Sustainable Living are expected (>5km from Town Centre).

**SHLAA-186:** 2.3ha Greenfield site in the rural village of Bridge, currently used for grazing of horses. The surrounding area is residential (north) and agricultural with large open spaces (south). 90 – 115 houses proposed. The site is within SLA, AONB and a Conservation Area, so that development will lead to significant negative effects on Countryside and Historic Environment. Minor negative effects on Biodiversity, Sustainable Living and Use of Land. Significant positive effects on Transport and Access to Services with minor positive effects on Rural Community and Housing.

**SHLAA-187:** 28ha Greenfield site consisting of a large farm with open fields and several disused farm buildings surrounded by several trees and hedging. Surrounding uses include the settlement of Hersden to the north and Westbere Marshes to the south. Proposals for 140 houses as part of a mixed use commercial/residential development. Significant negative effect on Countryside (loss of Green Infrastructure), Biodiversity (adjacent to Ramsar site), Sustainable Living, and Use of Land. Significant positive effects on Transport, Access to Services and Housing. Minor positive effects on Economy and Rural Community. No effect on Climate Change and Flood Risk despite the southern portion of the site lying in a flood zone. This is due to proposals to establish a park on this section of the site and no residential/commercial development. No effect on Water Quality although 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.

**SHLAA-188:** 3ha Greenfield site in the small rural village Rough Common. The site consists of grassed and woodland areas used for visual and recreational amenity by residents. There are large areas of woodland and open fields surrounding the area. Proposals currently undefined but site has capacity for approx 40-50 units. Significant negative effects on Countryside and Historic Environment (within AHLV and <1km from SLA, adjacent to Conservation Area) with minor negative effects on Transport, Biodiversity (protected species very likely on site), Sustainable Living and Use of Land. Minor positive effects on Economy, Rural Community and Housing.

**SHLAA-189:** 2.2ha Greenfield site in a residential area with large open fields located in the Whitstable. 7 dwellings proposed. Significant negative effects on Biodiversity (SSSI, Ramsar & SPA nearby; protected species likely on site). Minor negative effects on Countryside and Historic Environment (<100m from SLA), Sustainable Living and Use of Land. Minor positive effects expected on Economy, Coastal Community, Access to Services and Housing.

**SHLAA-190:** 9.2ha Greenfield site adjacent to the boundaries of Canterbury urban area. The surrounding area is of residential character with countryside and extensive farmland. Approximately 150 dwellings proposed. Minor positive effects on Economy as well as significant positive effects on Access to Services and Housing. Significant negative effects on Transport, Countryside (within AHLV, open space removed) and Use of Land. Minor negative effects on Sustainable Living and Biodiversity (potential for protected species on site) expected.

**SHLAA-191:** 0.6ha Greenfield site consisting of a heavily wooded area with a public footpath running through the site. Surrounding uses include a primary school adjacent to the site with linear residential developments surrounding the site. Located in the Swalecliff district of Tankerton. Proposals for 14-16 dwellings. Minor positive effects on Rural Community, Sustainable Living and Housing. Minor negative effects on Countryside (PEOS), Biodiversity (sensitive site) and Use of Land and Transport.

**SHLAA-192:** 1.5ha site consisting of scrub and grassed area used as an amenity for local residents. Located on a parcel of land between the old and new Thanet Way roads to the south-west of Whitstable. Surrounding uses include residential area, a business park, medical center and a hotel. Proposals for 60-100 dwellings. Minor negative effects on Economy (site is designated for employment uses), Transport, Countryside (<1km from SLA), Sustainable Living and Use of Land. Minor positive effects on Coastal Community and Housing.

**SHLAA-193:** 0.49ha Greenfield site with earth mounds and spoil that is currently being used for the storage of materials and a grassed area for recreational use. Located at the University of Kent at Canterbury. Surrounding uses include several residential properties, a private school, and the University. Proposals for 14 dwellings. Minor positive effects on Rural Community, Transport, Access to Services and Housing. Minor negative effects on Countryside, Biodiversity, Sustainable Living and Use of Land.

**SHLAA-198:** 0.3ha Greenfield site currently in use as caravan park. Located on the urban/rural fringe in the Hillborough area of Herne Bay. Surrounding uses include residential and agricultural. Proposals for 10 dwellings. Minor positive effects on Coastal Community, Access to Services, Transport and Housing. Minor negative effects on Countryside (<1km from AHLV), Sustainable Living and Use of Land.

**SHLAA-199:** 1.2ha Greenfield site adjacent to golf driving range consisting of open grassed area with a small pond and boundaries screened by trees and hedging. Located in south-west corner of Greenhill near edge of rural/urban divide. Proposals for 40 dwellings. Significant negative effects on Water Quality (pond on site) with minor negative effects on Countryside (<1km from SLA), Sustainable Living and Use of Land. Minor positive effects on Coastal Community, Transport, Access to Service and Housing.

**SHLAA-200:** 26ha Greenfield site that was formerly a quarry but has been regenerated into a rural landscape with fairly dense woodland in part, lakes and some scrub. Surrounding uses include residential, farmland, a former pub, a school, a coach works and isolated housing. Located roughly between the village of Sturry and the settlement of Hersden. Proposals for 90 units. Significant negative effects on Water Quality (several lakes on site), Countryside (part of the site is in the Green Gap), and Biodiversity (extremely sensitive site for biodiversity). Minor negative effects on Transport, Sustainable Living and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-201:** 9.2ha Greenfield site in use as agricultural land. Surrounding uses include residential development to the west with open fields to the north, south and east. The A2 runs parallel to the eastern boundary of the site. Located between the Bridge and Bekesbourne. Proposals for 50-100 dwellings. Significant negative effects on Water Quality (Nail Bourne runs along southern boundary of the site), Countryside and Heritage (within AONB and associated SLA and Bifrons Park Conservation Area), Climate Change and Flood Risk (southern portion of the site is in Flood Zones 2&3). Minor negative effects on Biodiversity (likelihood of protected species on site),

Sustainable Living and Use of Land. Significant positive effects on Transport and Access to Services with minor positive effects on Rural Community and Housing.

**SHLAA-202:** 5.6ha Greenfield site in agricultural use with scrub and poorly maintained hedgerow forming an insubstantial and incomplete barrier to the Thanet Way. Surrounding uses include residential to the west with agricultural fields to the east and the Thanet Way to the north. Located on the edge of Broomfield to the south-east of Herne Bay. Proposals for 120 dwellings. Significant negative effects on Transport, Countryside and Historic Environment (listed buildings on site, adjacent to Conservation Area, development on Greenfield) and Use of Land with minor negative effects on Sustainable Living. Significant positive effects on Housing with minor positive effects on Economy, Coastal Community and Access to Services.

**SHLAA-203:** 1.1ha PDL site formerly occupied as a garden center but now vacant with all buildings cleared. The site boundaries are formed by the A2 and a slip road for the A2. To the north of the site is an extensive woodland and isolated residential dwellings. The site is located at the edge of the settlement of Upper Harbledown approx 3-4 west of Canterbury. Proposals for 35 units. Significant negative effects on Countryside and Historic Environment (within Conservation Area, adjacent to SLA) with minor negative effects on Economy (land formerly used for employment), Transport, Access to Services and Sustainable Living. Minor positive effects on Rural Community, Housing and Use of Land.

**SHLAA-204:** 0.6ha Greenfield site. The current use of agricultural purpose although not actively farmed. Located on the fringe of the settlement of Upstreet which is 7-8 km northwest of Canterbury. Surrounding uses include individual residential plots to the west with extensive agricultural field dominating wider environs. Proposals for 10 dwellings. Significant negative effects on Countryside (within AHLV) and Sustainable Living. Minor negative effects on Transport, Biodiversity (likelihood of protected species on site due to pond) and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-205:** 1.8ha Greenfield site for agricultural use although not currently farmed with hedgerow features to the west and north. Located on the edge of Upstreet, opposite to the site 204. Proposals for 10-15 dwellings. Significant negative effects on Countryside (within AHLV) and Sustainable Living. Minor negative effects on Transport and Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-206:** 320ha site consisting of mainly open farmland with some areas of open space. The surrounding area is urban fringe to the north and rural agricultural to the south. Located on the southern fringe of Canterbury with the rail line forming the eastern boundary. Proposals for 3500 dwellings with 20ha of employment land with ancillary commercial and leisure uses. Significant negative effects on Countryside (within AHLV, <1km from SLA associated with the AONB), Sustainable Living and Use of Land. Although there are significantly negative effects on Transport, the scale of the development would likely ameliorate this effect by introducing new public transport and local services. Significant positive effects on Economy, Biodiversity (new structural landscaping on site will provide new habitats), Climate Change (Combined Heat and Power proposals for development), Access to Services and Housing.

**SHLAA-207:** 0.2ha Greenfield site not in agricultural use. Site is bordered by hedgerows and mature trees. Located to the north-east of Sturry. Surrounding uses include residential properties to the south and a woodland to



the east (former minerals extraction area). Proposals for 5 units. Significant negative effects on Sustainable Living with minor negative effects on Transport, Biodiversity, Use of Land. Minor positive effects on Rural Community and Housing.

**SHLAA-208:** 39ha Greenfield site that was formerly a golf course that is characterized by manicured open space. Located to the south of Herne Bay with the southern boundary formed by the new Thanet Way. Proposals for 200 houses as part of a mixed use development. Significant negative effects on Water Quality (Plenty Brook runs through the site), Transport, Countryside (loss of Green Infrastructure), Climate Change and Flood Risk (Flood Zones 2&3) and Use of Land. Minor negative effects on Sustainable Living. Significantly positive effects on Coastal Community, Access to Services and Housing. Minor positive effects on Economy (loss of employment site but new proposals will generate more employment than site formerly provided).

**SHLAA-209:** 0.1ha PDL site owned by Stage Coach used for parking of cars and buses. Located in the wider urban area of Canterbury, to the north of the city centre, in a Conservation Area. Surrounding uses include the River Stour to the south and residential uses to the west and north. Proposals for 15 units. Significant negative effects on Water Quality (river runs behind the site), Climate Change, Flood Risk (Flood Zone 3) and Biodiversity (significant bat roost on adjacent property). Significant positive effects on Transport and Access to Services with minor positive effects on Sustainable Living, Housing and Use of Land.

**SHLAA-210:** 154ha site consisting of agricultural land bound by the A2 to the east and A28 to the north. Site sites slopes steeply forming two 'blocks'. The surrounding uses to the south and west include agriculture and a SSSI site (Larkey Valley Woods). The site abuts the Canterbury Urban edge at Wincheap and Thanington. Proposals for 2000 units with 8ha of business land. Significant negative effects on Countryside (within AHLV and partly within SLA), Biodiversity (site adjacent to an SSSI), Sustainable Living and Use of Land. Significant negative effects on Transport although development would probably include new public transport measures. Significant positive effects on Economy, Access to Services and Housing with minor positive effects on Climate Change (development of this size can facilitate Combined Heat and Power).

**SHLAA-211:** Mixed site with 2.3ha proposed for housing and additional open space, including land for allotments. The site is located in the rural village of Barharm and currently in agricultural use, although roughly half of the land is not farmed. Proposals for 25 dwellings. Significant negative effects are expected on Countryside and Historic Environment (located in the AONB, site is within a Conservation Area and Barham Court Farm Barn is a Grade 2 Listed Building) and Sustainable Living (>5km from Town Centre). Minor negative effects on Biodiversity (sensitive site), Use of Land, Climate Change and Flood Risk. Minor positive effects on Rural Community, Transport, Access to Services and Housing. Effect on Water Quality classified as Uncertain. The Nail Bourne runs alongside the site but concept plans show no development near the watercourse.

# **Appendix D**

## **Phase 2 Appraisal of SHLAA Sites Against Sustainability Objectives**





## Infill

SMALL	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-040	0	0	--	+	-	--	-	-	+	+	?	+	?	-	?	?
SHLAA-060	0	+	0	-	--	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-069	0	+	-	-	--	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-112	+	?	0	++	--	-	--	--	++	+	?	+	?	+	?	?
SHLAA-119	0	?	--	++	--	-	--	--	++	+	?	+	?	+	?	?
SHLAA-110	-	+	0	+	+	0	--	--	+	+	?	+	?	+	?	?
SHLAA-113	-	?	0	++	-	0	-	-	+	+	?	+	?	+	?	?
SHLAA-115	0	+	0	++	+	0	--	--	++	++	?	+	?	+	?	?
SHLAA-145	-	+	0	++	+	-	--	--	++	+	?	+	?	+	?	?
SHLAA-191	0	+	0	-	-	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-092	+	?	0	++	-	0	0/?	?	+	++	?	+	?	+	?	?
SHLAA-117	0	?	0	+	+	-	0/?	?	+	+	?	+	?	+	?	?
SHLAA-008	0	?	0	+	+	-	0/?	?	+	+	?	+	?	-	?	?

MEDIUM	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-032	0	+	--	-	-	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-189	0	+	0	0	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-016	0	+	0	-	-	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-063	-	+	0	-	-	0/?	0/?	?	0	+	?	+	?	-	?	?
SHLAA-094	0	+	0	-	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-121	0	?	0	-	-	?	0/?	?	+	+	?	+	?	-	?	?
SHLAA-167	0	?	0	+	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-175	-	+	0	-	0	-	0/?	?	0	+	?	+	?	-	?	?
SHLAA-021	0	+	0	+	-	-	0/?	?	++	+	?	+	?	-	?	?
SHLAA-061	0	?	0	--	++	-	0/?	?	+	+	?	++	?	++	?	?
SHLAA-100	+	?	0	++	-	-	0/?	?	++	+	?	++	?	-	?	?

LARGE	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-209	0	?	--	++	0	--	--	--	++	+	?	+	?	+	?	?
SHLAA-147	+	?	0	--	--	-	0/?	?	++	+	?	++	?	-	?	?
SHLAA-130	+	++	-	-	--	?	--	--	+	+	?	++	?	--	?	?
SHLAA/136	0	+	0	-	-	?	0/?	?	0	+	?	+	?	-	?	?

### Abutting Urban Area

SMALL	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-004	0	0	0	-	--	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-079	0	?	0	-	--	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-210	++	?	0	--	--	--	+	?	++	--	?	++	?	--	?	?
SHLAA-198	0	+	0	+	-	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-019	0	+	0	-	-	0	0/?	?	0	-	?	+	?	+	?	?
SHLAA-132	-	+	0	+	0	?	0/?	?	0	+	?	+	?	?	?	?
SHLAA/109	0	+	?	0	-	-	0/?	?	+	+	?	++	?	-	?	?

MEDIUM	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-057	+	?	?	+	--	--	0/?	?	+	-	?	++	?	--	?	?
SHLAA-107	+	?	0	-	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-123	+	?	0	--	--	?	0/?	?	++	-	?	++	?	--	?	?
SHLAA-135	+	++	0	--	--	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-183	+	0/?	0	--	--	?	0/?	?	++	+	?	++	?	--	?	?
SHLAA-184	+	?	0	--	--	-	0/?	?	++	-	?	++	?	--	?	?
SHLAA-190	+	?	0	--	--	-	0/?	?	++	-	?	++	?	--	?	?
SHLAA-202	+	+	0	--	--	?	0/?	?	+	-	?	++	?	--	?	?
SHLAA-009	0	+	?	+	--	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-065	-	?	0	-	--	0/?	0/?	?	0	-	?	+	?	+	?	?
SHLAA-071	+	++	0	+	--	0	0/?	?	++	-	?	++	?	--	?	?
SHLAA-074	0	?	0	+	--	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-087	0	?	?	+	--	0	0/?	?	+	-	?	+	?	-	?	?
SHLAA-089	0	+	0	-	-	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-101	+	?	0	-	--	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-128	0	+	0	0	--	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-181	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-199	0	+	--	+	-	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-042	0	+	0	-	-	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-134	0	+	?	-	-	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-182	0	+	0	-	-	-	0/?	?	+	-	?	+	?	-	?	?

MEDIUM	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-192	-	+	0	-	-	?	0/?	?	0	-	?	+	?	-	?	?
SHLAA-013	-	?	0	++	-	0	-	-	+	+	?	+	?	+	?	?
SHLAA-131	0	+	0	+	0	-	0/?	?	+	+	?	+	?	-	?	?
SHLAA-012	0	+	?	+	0	0/?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-166	0	+	0	+	-	-	0/?	?	+	+	?	+	?	-	?	?

LARGE	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-084	+	?	-	--	--	--	0/?	?	++	-	?	++	?	--	?	?
SHLAA-106	++	?	0	--	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-137	++	?	0	--	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-011	++	++	--	+	-	0/?	--	--	+	--	?	++	?	--	?	?
SHLAA-070	++	?	0	--	--	--	++	?	++	--	?	++	?	--	?	?
SHLAA-051	+	++	0	--	--	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-068	++	++	?	--	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-086	++	?	0	--	--	0	0/?	?	++	--	?	++	?	--	?	?
SHLAA-129	++	++	?	--	--	-	+	?	++	--	?	++	?	--	?	?
SHLAA-178	++	++	?	--	--	?	0/?	?	++	--	?	++	?	--	?	?

LARGE	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-001& 1a	+	+	?	-	-	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-083	++	?	0	--	--	-	0/?	?	++	--	?	++	?	--	?	?
SHLAA-075	++	?	0	--	--	+	++	?	++	--	?	++	?	--	?	?
SHLAA-206	++	?	0	--	--	++	++	?	++	--	?	++	?	--	?	?

### Rural close to well serviced villages

SMALL	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-044	0	+	0	-	-	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-052	0	+	0	+	--	-	--	--	+	-	?	+	?	-	?	?
SHLAA-053	0	+	0	+	--	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-034	+	+	0	-	-	0	0/?	?	-	-	?	+	?	+	?	?
SHLAA-090	0	+	0	++	--	-	0/?	?	++	--	?	+	?	-	?	?
SHLAA-185	0	+	0	+	-	-	0/?	?	+	--	?	+	?	-	?	?
SHLAA-207	0	+	0	-	0	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-067	0	+	0	++	0	0	0/?	?	++	--	?	+	?	+	?	?
SHLAA-164	0	+	0	++	-	?	0/?	?	++	--	?	+	?	-	?	?

MEDIUM	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-072	+	+	0	--	--	--	0/?	?	0	-	?	++	?	--	?	?
SHLAA-058	+	+	0	--	--	?	0/?	?	+	-	?	++	?	--	?	?
SHLAA-139	0	+	-	++	--	-	--	--	++	-	?	+	?	-	?	?
SHLAA-201	0	+	--	++	--	-	--	--	++	-	?	+	?	-	?	?
SHLAA-211	0	+	?	+	--	-	-	-	+	--	?	+	?	-	?	?
SHLAA-035	+	++	0	++	--	0	0/?	?	++	--	?	++	?	--	?	?
SHLAA-050	+	+	0	+	--	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-091	+	+	0	++	--	-	0/?	?	++	--	?	++	?	--	?	?
SHLAA-093	-	+	0	++	-	?	0/?	?	+	--	?	+	?	-	?	?
SHLAA-170	0	+	0	+	-	-	0/?	?	+	--	?	+	?	-	?	?
SHLAA-101	+	?	0	-	--	-	0/?	?	+	--	?	+	?	-	?	?
SHLAA-140	0	+	--	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-169	0	+	0	++	-	-	0/?	?	++	--	?	+	?	-	?	?
SHLAA-122	0	+	0	++	-	?	0/?	?	++	--	?	+	?	-	?	?
SHLAA-186	0	+	0	++	--	-	0/?	?	++	-	?	+	?	-	?	?

LARGE	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-177	++	++	--	++	--	--	+	?	++	--	?	++	?	--	?	?
SHLAA-085	++	++	-	-	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-187	+	+	0	++	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-036	+	++	0	+	--	-	0/?	?	+	-	?	++	?	--	?	?
SHLAA-041	++	++	0	++	--	--	-	-	++	--	?	++	?	--	?	?
SHLAA-148	++	++	0	++	--	-	+	?	++	--	?	++	?	--	?	?

### Rural close to good public transport

SMALL	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-204	0	+	?	-	--	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-054	0	+	--	-	-	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-141	0	+	--	-	-	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-006	0	+	0	-	-	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-055	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-064	0	+	0	-	-	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-076	-	+	0	-	+	-	0/?	?	-	--	?	+	?	+	?	?
SHLAA-088	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?



SMALL	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res.	Waste
SHLAA-124	+	+	0	-	-	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-193	0	+	0	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-174	0	+	0	-	-	-	0/?	?	0	-	?	+	?	-	?	?

MEDIUM	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res.	Waste
SHLAA-007	0	+	0	-	-	--	0/?	?	0	--	?	+	?	-	?	?
SHLAA-205	0	+	0	-	--	?	0/?	?	0	--	?	+	?	-	?	?
SHLAA-172	+	++	0	--	--	--	0/?	?	+	-	?	++	?	--	?	?
SHLAA-002	0	+	0	-	-	?	0/?	?	0	--	?	+	?	-	?	?
SHLAA-045	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-078	0	+	?	+	--	?	0/?	?	+	-	?	+	?	-	?	?
SHLAA-188	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-015	0	+	0	++	+	0	--	--	++	++	?	+	?	+	?	?
SHLAA-179	0	+	0	+	-	-	0/?	?	+	-	?	+	?	-	?	?
SHLAA-096	+	+	?	--	++	?	0/?	?	+	--	?	++	?	++	?	?

LARGE	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-059	++	++	0	--	--	--	0/?	?	++	--	?	++	?	--	?	?
SHLAA-143	++	++	--	+	--	--	0/?	?	++	--	?	++	?	--	?	?

### Rural less accessible

SMALL	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-030	0	+	0	-	--	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-103	0	+	0	-	--	0	0/?	?	0	--	?	+	?	-	?	?
SHLAA-126	0	+	0	-	--	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-144	0	+	0	-	--	0	0/?	?	0	--	?	+	?	-	?	?
SHLAA-026	0	+	0	-	--	0	0/?	?	0	--	?	+	?	0	?	?
SHLAA-024	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-025	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-027	0	+	0	-	-	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-043	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-099	0	+	0	-	-	0	0/?	?	0	--	?	+	?	-	?	?
SHLAA-104	0	+	0	-	--	0	0/?	?	0	-	?	+	?	-	?	?
SHLAA-171	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?

MEDIUM	Economy	Rural	Water	Transport	C&HE	Bio	Climate	Flood	Services	Sustainable	Design	Housing	Quality	Use of Land	Nat. Res	Waste
SHLAA-014	0	+	0	-	--	-	--	--	0	-	?	+	?	-	?	?
SHLAA-023	0	+	--	-	--	-	--	--	+	-	?	+	?	-	?	?
SHLAA-082	0	+	0	-	--	--	0/?	?	0	-	?	+	?	-	?	?
SHLAA-022	0	+	0	-	--	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-097	-	+	0	-	--	0	0/?	?	-	--	?	+	?	+	?	?
SHLAA-125	+	++	?	--	--	?	0/?	?	++	-	?	++	?	--	?	?
SHLAA-047	0	+	0	-	-	0	-	-	0	-	?	+	?	-	?	?
SHLAA-098	0	+	0	-	-	-	0/?	?	0	--	?	+	?	-	?	?
SHLAA-102	0	+	0	-	-	0	0/?	?	0	--	?	+	?	-	?	?
SHLAA-127	0	+	0	-	-	--	0/?	?	+	-	?	+	?	-	?	?
SHLAA-146	+	+	0	-	-	0	0/?	?	0	--	?	+	?	-	?	?
SHLAA-173	0	+	0	-	--	-	0/?	?	0	-	?	+	?	-	?	?
SHLAA-203	-	+	0	-	--	?	0/?	?	-	-	?	+	?	+	?	?
SHLAA-049	0	+	0	-	-	?	0/?	?	+	-	?	+	?	-	?	?