

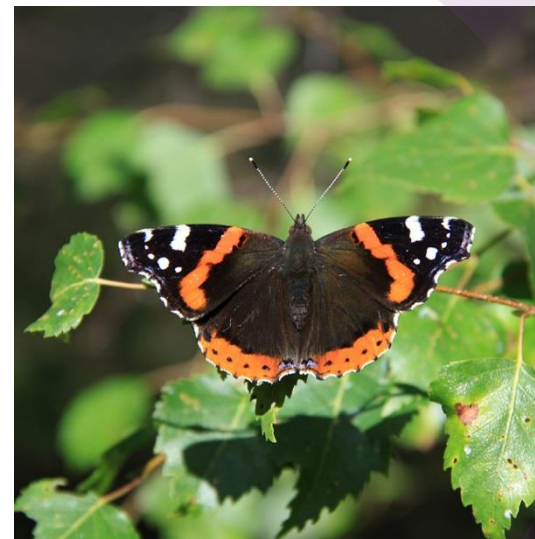


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Canterbury City Council

Canterbury District Local Plan 2040: Draft District Vision and Local Plan Options

Sustainability Appraisal Report



Report for

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Non-Technical Summary

Introduction

This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal (SA) of the Draft District Vision and Local Plan Options (June 2021) document. The SA is being carried out on behalf of Canterbury City Council (the Council) by Wood Group UK Limited (Wood) to help integrate sustainable development into the emerging Local Plan.

The following sections of this NTS:

- provide an overview of the Canterbury Local Plan Review 2040 and the Draft District Vision and Local Plan Options document;
- describe the approach to undertaking the SA of the Draft District Vision and Local Plan Options document;
- summarise the findings of the SA; and
- set out the next steps in the SA of the Local Plan.

What is the Canterbury District Vision and Local Plan Options document?

The Canterbury Local Plan Review 2040 will, once adopted, replace the Canterbury Local Plan adopted in 2017. The new Local Plan will guide growth and development in the district for the period up to 2040. The Draft District Vision and Local Plan Options (June 2021) (Local Plan Options document) sets out a range of options for addressing the planning issues that face Canterbury up to 2040. The key elements of the Local Plan Options document, and which are the subject of appraisal in this SA Report, include:

- Draft District Vision and Strategic Objectives;
- Draft Town Centre Visions and Objectives;
- Strategic Growth Options; and
- Non-strategic Options.

Further information about the preparation of the Local Plan and the Local Plan Options document is set out in Section 1.3 and Section 1.4 of the SA Report.

What is Sustainability Appraisal?

The National Planning Policy Framework (NPPF)¹ sets out that local plans provide a framework for addressing housing needs and other economic, social and environmental priorities and that they must be prepared with the objective of contributing to the achievement of sustainable development.

It is very important that the Canterbury District Local Plan Review contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan². SA is a means of ensuring that the likely social, economic and environmental effects of the Local

¹ MHCLG (2019) National Planning Policy Framework. Paragraph 15-16 Available from:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

² The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

Plan are identified, described and appraised and also incorporates a process set out under UK regulations³ called Strategic Environmental Assessment (SEA).

Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA will therefore be an integral part of the preparation of the Local Plan.

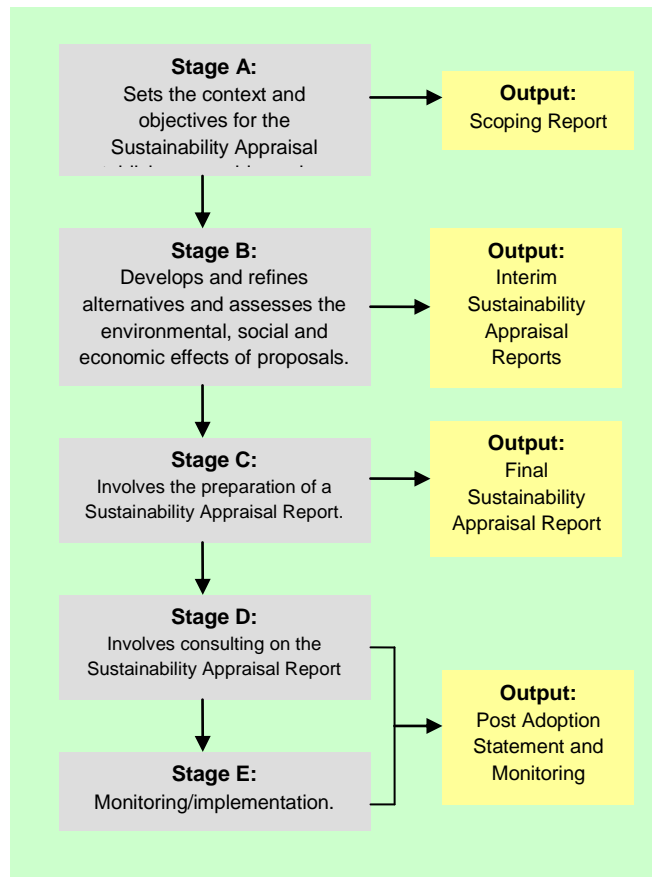
What has happened so far?

The first stage (**Stage A**) of the SA process involved consultation on a Scoping Report. The Scoping Report set out the proposed approach to the appraisal of the Local Plan including a SA Framework and was subject to consultation that ran from 28th October and 9th December 2019.

Stage B is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports. This SA Report and the appraisal contained therein also forms part of Stage B of the SA process and through the appraisal of the strategic growth options and non-strategic options is intended to help further refine the emerging Canterbury District Local Plan Review.

At **Stage C**, a final SA Report will be prepared to accompany the submission draft Local Plan and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

Following Examination in Public (EiP), the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).



Section 1.5 of the SA Report describes in further detail the requirement for SA of local plans and the SA process including its relationship with the preparation of the Canterbury District Local Plan Review.

How has the Local Plan Options document been appraised?

To support the appraisal of the Local Plan, a SA Framework has been developed. This contains a series of sustainability objectives that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives are shown in **Table NTS 1**.

³ Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf.



Table NTS 1 Objectives used to appraise the Local Plan Options document

Objective	Sub-objective
1. To reduce air pollution and encourage improvements in air quality	1.1 Minimise poor air quality and encourage improvements 1.2 Minimise and mitigate adverse effects of poor air quality 1.3 Support the achievement of air quality improvement objectives within the designated AQMAs
2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	2.1 Minimise greenhouse gas emissions 2.2 Deliver high standards of energy efficiency in new development 2.3 Support the use of renewable energies 2.4 Support increased resilience to climate change
3. To conserve, connect and enhance biodiversity across the District	3.1 Support the achievement of biodiversity net gain 3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated) 3.3 Support improvements to biodiversity in non-designated areas of the District 3.4 Support improvements to ecological networks including connectivity of habitats 3.5 Support species adaptation and migration to reduce impacts of climate change and ensure resilience 3.6 Encourage carbon sequestration
4. To conserve geological sites and safeguard mineral resources within the District	4.1 Aim to protect and prevent damage to geologically important sites, such as RIGS 4.2 Balance the need for development with safeguarding mineral resources and infrastructure
5. To conserve and enhance the landscapes of the District for people and wildlife	5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (ie. international, national or locally designated) 5.2 Support improvements to existing non-designated landscapes
6. To protect water resources and ensure a high quality of inland and coastal waters	6.1 Protect and enhance ground and surface water quality 6.2 Avoid adverse impacts on coastal waters, fisheries and bathing waters 6.3 Promote the sustainable and efficient use of water resources
7. To reduce the risk of flooding and where appropriate prevent coastal erosion	7.1 Avoid inappropriate development in areas at risk from flooding and coastal erosion 7.2 Support priorities identified within the Isle of Grain to South Foreland Shoreline Management Plan (or subsequent updates or amendments)
8. To promote sustainable waste management	8.1 Encourage a reduction in the amount of waste generated 8.2 Ensure the management of waste is consistent with the waste management hierarchy
9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.	9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness. 9.2 Support improvements to existing non-designated heritage assets. 9.3 Aim to promote sustainable access to the historic environment. 9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits. 9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.
10. To ensure the supply of high quality homes, which cater for identified needs	10.1 Promote increased access to affordable housing 10.2 Support the timely delivery of market and affordable housing 10.3 Support the provision of homes which cater for existing and future residents' needs and the needs of different groups within the community by promoting a mix of new residential development, including, but not limited to, student, care home, gypsy & travellers and self build 10.4 Promote an appropriate mix of dwelling types, sizes and tenures 10.5 Promote the reduction in the amount of homelessness within the district 10.6 Promote high quality design in new housing developments

Objective	Sub-objective
11. To promote the sustainable use of land and conserve soil quality	11.1 Encourage the efficient use of previously developed land 11.2 Avoid the unnecessary loss of best and most versatile agricultural land 11.3 Encourage appropriate building densities within developments 11.4 Support the reduction in land contamination
12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres	12.1 Support the provision of jobs in the right places to meet the identified employment needs 12.2 Encourage investment in businesses, people and infrastructure to improve productivity 12.3 Support the vitality and viability of town and city centres 12.4 Promote sustainable tourism 12.5 Support a safe and attractive night economy 12.6 Support a sustainable marine and coastal economy 12.7 Support a sustainable rural economy
13. To promote and encourage sustainable transport	13.1 Promote consistency with the sustainable transport hierarchy and improvements to support increased use of sustainable transport methods 13.2 Support the reduction in the need to travel 13.3 Support the reduction of traffic congestion and improve road safety. 13.4 Encourage investment to improve transport infrastructure
14. To promote safe, healthy, inclusive and sustainable communities	14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks. 14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs 14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place 14.4 Minimise light and noise pollution 14.5 Promote healthy lifestyles including through sport and physical activity 14.6 Support the reduction of actual levels of crime

The Draft District Vision and Strategic Objectives and draft vision and objectives for Canterbury city centre, Herne Bay town centre and Whitstable town centre have been assessed for their compatibility with the SA objectives. The strategic growth options and non-strategic options have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in **Table NTS 2**.

Table NTS 2 SA scoring system

Significant Positive Effect	++	Likely to have a significant positive effects
Minor Positive Effect	+	Likely to have a positive effects
Neutral	0	Neutral
Minor Negative Effect	-	Likely to have negative effects
Significant Negative Effect	--	Likely to have significant negative effects
Uncertain	?	Uncertain
No Relationship	NA	Not applicable/No relationship

NB: where more than one colour/symbol is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.



Section 4 of the SA Report provides further information in relation to the approach to the appraisal of the Local Plan Options document.

What are the findings of the appraisal of the Local Plan Options document?

Draft District Vision and Strategic Objectives

The appraisal has found the Draft District Vision and Strategic Objectives to be broadly supportive of the SA objectives although some possible incompatibilities and uncertainties have been identified. Most of these uncertainties relate to the need for further development of policies or the reliance on the specific implementation of the Local Plan. The SA also identified a number of areas where the Vision and Strategic Objectives could also be strengthened.

The completed compatibility assessment is presented in Section 5.2 of the SA Report.

Draft Town Centre Visions and Objectives

The appraisal has found the draft vision and objectives of the Canterbury city centre, Herne Bay town centre and Whitstable town centre strategies to be broadly supportive of the SA Objectives. The main uncertainties related to the impact of potential growth in the residential population of the centres. Some suggested enhancements have also been identified.

The completed compatibility assessments are contained in Appendix D of the SA Report. They are summarised in Section 5.3

Strategic Growth Options

A total of six growth options were appraised, including the preferred option at this stage:

- **Preferred Option - Canterbury C:** Growth focussed at Canterbury as the economic hub of the District; 14,000-17,000 homes provided to facilitate further economic growth, and to enable significant additional investment in the local transport network to support the delivery of the Vision; Significant upgrading of A28 to enable through-traffic to bypass the city centre; Radical redesign of movement within the City, with public realm and open space to create attractive environment for residents and visitors; Further investment in park and ride and bus infrastructure e.g. bus lanes.
- **Canterbury Focus A:** Growth focussed on Canterbury with more limited growth at the coast and villages; Minimum development (9,000 homes) provided to meet Government targets; Reallocation of road space on the ring road to provide safer, more attractive routes for walking and cycling; Further investment in park and ride and bus infrastructure e.g. bus lanes.
- **Canterbury Focus B:** Growth focussed on Canterbury with more limited development at the coast and villages; Additional development (14,000-17,000 homes) provided to facilitate further economic growth and to enable significant investment in the local transport network; Significant upgrading of A28 to enable through-traffic to bypass the city centre; Reallocation of road space on the ring road to provide safer, more attractive routes for walking and cycling; Further investment in park and ride and bus infrastructure e.g. bus lanes.
- **Coastal Focus:** Growth focussed at the Coast with more limited development at Canterbury and the villages; Minimum development (9,000 homes) provided to meet Government targets; A new Park and Ride to serve Whitstable supported by frequent bus service and investment in coastal walking and cycling network.

- **Rural Focus:** Growth focussed at sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay; Minimum development (9,000 homes) provided to meet Government targets; Public transport improvements connecting rural settlements with urban areas.
- **New freestanding settlement:** Growth focussed at a new freestanding settlement, with more limited growth at Canterbury, Whitstable and Herne Bay and sustainable rural settlements; Minimum development (9,000 homes) provided to meet Government targets; Comprehensive new transport infrastructure to support new community.

Each strategic growth option has been appraised against the SA objectives. The findings of the appraisal are summarised in **Table NTS 3**.

Table NTS 3 Summary appraisal of Strategic Growth Options

SA Objective	1. Air Quality	2. Climate change	3. Biodiversity	4. Geology	5. Landscape	6. Water	7. Flood Risk	8. Waste	9. Historic environment	10. Housing	11. Land use	12. Economy	13. Sustainable transport	14. Health
Preferred Option (Canterbury Focus C)	+/-	+/- -	+/- -/?	-	+/- -/?	-/?	0/?	-/?	+/- /?	++/ ?	+/- -/?	++	++ /-/?	++/ -
Canterbury Focus A	+/-	+/- -	+/- /?	-	+/- /?	-/?	0/?	-	+/- /?	++	+/- /?	+/?	+/- /?	+/-
Canterbury Focus B	+/-	+/- -	+/- -/?	-	+/- -/?	-/?	0/?	-/?	+/- /?	++/ ?	+/- -/?	++	++ /-/?	++/ -
Coastal Focus	+/- /?	+/- -	+/- -/?	-	+/- /?	-/?	0/?	-	+/- /?	++	+/- /?	+	+/-	+/- /?
Rural Focus	-	+/- -	+/- /?	-	+/- -/?	-/?	0/?	-	+/- /?	++	+/- /?	+	+/- -	+/- /?
New Freestanding Settlement	+/- -/?	+/- -	+/- -/?	-	+/- -/?	-/?	0/?	-	+/- /?	++/ ?	+/- -/?	+/?	+/- -/?	+/- /?

All options meet the minimum Local Housing Need figure identified in the Housing Need Assessment (2021) and were assessed as having significant positive effects on housing. There was some uncertainty about delivery about the higher levels of growth in the Preferred Option (Canterbury Focus C) and Canterbury Focus B although this could be mitigated by backloading delivery to later in the plan period. There was also uncertainty for the New freestanding settlement option due to some uncertainty about delivery in the early years of the plan period and because it may not fully meet needs across the district.

All options are considered to have a mix of minor positive and significant negative effects on climate change due to the embodied carbon in the construction phase associated with the levels of housing growth and greenhouse gas emissions during occupancy (with the quantum of embodied carbon greater for higher growth options). However, the implementation of building regulations, Future Homes Standard and local plan policy can have a significant effect with homes built later in the plan period (or sooner dependent on policy) more likely to accord with the expectations of net zero.

The Preferred Option (Canterbury Focus C) and Canterbury Focus B performed similarly across the SA Objectives with significant positive effects on the economy, transport and health in recognition of the focus on Canterbury, higher growth levels and investment in transport infrastructure. However, it is recognised that Canterbury Focus B may not deliver the public realm and open space improvements and the redesign of movement within the city so full benefits may not be realised. A mix of minor positive and significant negative effects have been identified for biodiversity, landscape and land use.

Canterbury Focus A was found not to deliver the housing growth required to support substantial investment in infrastructure, particularly transport infrastructure within Canterbury. Therefore, the benefits associated with the Preferred Option and Canterbury Focus B for transport will be lessened. The associated economic benefits from housing growth would be expected to be lower than the Preferred Option and Canterbury Focus B. Overall, the magnitude of the positive and negative effects would be expected to be lower than the Preferred Option and Canterbury Focus B.

The Coastal Focus could increase pressure on the coastal nature designated sites including those internationally recognised (Thanet Coast and Sandwich SPA/Ramsar and Thames, Medway & Swale SPA/Ramsar) with regards to recreational pressures. However, development could drive investment in these and other sites of biodiversity value in the coastal area. A mix of positive and significant negative effects for biodiversity have been identified. The coastal focus would also not support enhanced transport provision within Canterbury city or elsewhere and could lead to increase private car use.

The Rural Focus would help to meet housing needs across the district including affordability in rural areas. It would lead to a more dispersed pattern of development across the district, which may exacerbate unsustainable travel patterns. This could increase reliance on the private car as primary means of transport which would have negative impacts in relation to air quality, climate change, and human health from vehicle emissions. Dispersed development could also have the potential for indirect effects on designated sites, through the piecemeal and pervasive loss (across the district) of sites important for connectivity, biodiversity network and foraging by designated species. As a consequence, a mixture of minor positive and negative effects have been identified for biodiversity. Overall, the Option would have some positive impacts across a range of SA Objectives but there would be fewer positive effects than the other Options assessed.

The New freestanding settlement would meet housing need identified but may not fully help to address need in existing settlements. Focusing growth in a new settlement would likely see substantial encroachment into the countryside. There is therefore potential for significant negative effects on biodiversity, landscape and land use. These effects would be greater if the location was particularly sensitive or had high landscape value. However, there would be opportunities for planned integration of mitigation and enhancements within the new settlement which may help to address the loss of biodiversity and impacts on landscape. Although, a new settlement would drive sufficient requirements to support the planned integration of sustainable transport measures to support walking and cycling within the settlement itself, it is considered likely that the Option would overall lead to an increase in private car use and have potential for significant negative effects on transport.

Detailed matrices containing the appraisal of strategic growth options are presented in Appendix E of the SA Report. The findings of these appraisals are summarised in Section 5.4 of the SA Report.

Non-strategic Options

The appraisal found a number of positive and negative effects across the variety of options presented in the five thematic sections of the Local Plan Options document. Some of the effects identified were significant. The appraisal of the options, and further refinement in light of consultation responses and the evidence base, will inform the future development of the draft Local Plan policies.

Detailed matrices containing the appraisal of non-strategic options are presented in Appendices F to J of the SA Report. The findings of these appraisals are summarised in Section 5.5 of the SA Report.

Mitigation and enhancement

The appraisal contained in the SA Report has identified a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the options contained in the Issues and Options Consultation Document. These measures are highlighted within the detailed appraisal matrices contained in **Appendices D to J** of the SA Report and will be considered by the Council in refining the options and developing the policies that will comprise the Local Plan.

Next Steps

This NTS and SA Report are being issued for consultation alongside the Local Plan Options document. The consultation will be open from **28 May to 30 July 2021**.

The findings of this SA Report, together with consultation responses and further evidence base work, will be used to help refine and select the preferred options to be taken forward as part of the draft Local Plan. The draft Local Plan is due to be consulted on in Spring 2022. The draft Local Plan will also be subject to further SA.

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1. Introduction

1.1 Overview

- 1.1.1 Canterbury City Council (the Council) is currently preparing the Local Plan Review for Canterbury District. The Local Plan Review will set out the vision, objectives, planning policies and site allocations that will guide development in the local authority area to 2040. Wood Group UK Ltd (Wood) has been commissioned by the Council to undertake a Sustainability Appraisal (SA) of the new Local Plan. The SA will appraise the environmental, social and economic performance of the Local Plan and any reasonable alternatives. In doing so, it will help to inform the selection of the options for the Local Plan concerning (in particular) the quantum, distribution and location of future development in the District. The SA process will also identify measures to avoid, minimise or mitigate any potential negative effects that may arise from the Plan's implementation as well as opportunities to improve the contribution of the Local Plan towards sustainability.
- 1.1.2 As part of the preparation of the Local Plan Review, the Council has prepared the Draft District Vision and Local Plan Options (June 2021) (the Local Plan Options document) for consultation. This document sets out the planning issues that face Canterbury until 2040 and options for the way they could be addressed. It is being consulted on between **28 May to 30 July 2021**.
- 1.1.3 This report presents the findings of the SA of the Local Plan Options document.

1.2 Purpose of the SA Report

- 1.2.1 This SA Report supports the development and refinement of the Local Plan by appraising the sustainability strengths and weaknesses of the options that comprise the Local Plan Options document. This will help promote sustainable development through the early integration of sustainability considerations into the preparation of the Local Plan and selection of options. More specifically, this SA Report sets out:
- an overview of the Canterbury District Local Plan Review;
 - a review of relevant international, national, regional, sub-regional and local plans, policies and programmes;
 - baseline information for the Local Plan area across key sustainability topics;
 - key economic, social and environmental issues relevant to the appraisal of the Local Plan;
 - the approach to undertaking the appraisal of the Local Plan Options document;
 - the findings of the appraisal of the Local Plan Options document; and
 - conclusions and an overview of the next steps in the SA process.

1.3 The Canterbury District Local Plan Review 2040

Requirement to prepare a Local Plan

- 1.3.1 The National Planning Policy Framework (NPPF) (February, 2019) sets out the government's planning policies for England and how these are expected to be applied. The NPPF (paragraph 15) that:

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

- 1.3.2 The NPPF states (paragraph 19) that "the development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time". Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:
- Housing (including affordable housing), employment, retail, leisure and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health, education and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 1.3.3 The NPPF states (paragraph 28) that "non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies."

Scope and content of the Canterbury District Local Plan Review

- 1.3.4 In this context, the Council is currently preparing a new Local Plan for the district that will, once adopted, replace the Canterbury Local Plan adopted in 2017. The new Local Plan will guide growth and development in the district for the period up to 2040. It is anticipated it will provide:
- The District Vision by 2040 and a set of strategic objectives;
 - A vision and objectives for Canterbury city centre, Herne Bay town centre and Whitstable town centre; and
 - The overall spatial strategy and growth requirements;
- 1.3.5 It will also contain strategic development policies, development management policies, site specific land use allocations and a Local Plan policies map. Alongside any Neighbourhood Plans that come forward, it will form the Development Plan for the local authority area.

Preparation of the Local Plan Review

- 1.3.6 A draft Local Development Scheme (LDS) is due for adopted by the Council's in May 2021. The LDS will set out the timetable for production of the Local Plan in accordance with the requirements for plan production set out in The Town and Country Planning (Local Planning) (England) Regulations 2012). The first stage in the preparation of the Local Plan, the Issues consultation, was consulted on in Summer 2020.

1.4 The Draft District Vision and Local Plan Options

Scope of the Draft District Vision and Local Plan Options document

1.4.1 The Draft District Vision and Local Plan Options (June 2021) (Local Plan Options document) sets out a range of options for addressing the planning issues that face Canterbury up to 2040. The key elements of the Local Plan Options document, and which are the subject of appraisal in this SA Report, include:

- Draft District Vision and Strategic Objectives;
- Draft Town Centre Visions and Objectives;
- Strategic Growth Options; and
- Non-strategic Options.

1.4.2 These key elements of the Local Plan Options document are discussed in-turn below.

Draft District Vision and Strategic Objectives

1.4.3 The Draft District Vision sets out the overarching principles for the development of the District by 2040 and the overall direction of the Local Plan. The Draft Vision is supported by a series of Strategic Objectives to enable achievement of the vision. To avoid repetition here, the Draft Vision and Strategic Objectives are set out in full in **Section 5.2**.

Draft Town Centre Visions and Objectives

1.4.4 The Local Plan Options document also sets out a draft vision and objectives for:

- Canterbury city centre;
- Herne Bay town centre; and
- Whitstable town centre.

1.4.5 The draft vision and objectives are set in order to help the city and town centres continue to adapt and evolve in response to changes in shopping habits. The new Local Plan will set out strategies to guide their development over the period to 2040. To avoid repetition here, the draft vision and objectives for each centre are set out in full in **Section 5.3**.

Strategic Growth Options

1.4.6 A total of six growth options relating to the broad distribution of and quantum of development to be accommodated in the district over the plan period, and help to meet the Draft District Vision, have been identified. The options also include identification of a preferred option:

Preferred Option Summary (Canterbury Focus C):

- Growth focussed at Canterbury as the economic hub of the District, through the expansion of the City and new or satellite settlement(s);
- More limited development at coastal towns and villages;
- Additional development (14,000 - 17,000 homes) provided to facilitate further economic growth, and to enable significant additional investment in the local transport network to support the delivery of the Vision;

- Significant upgrading of A28 to enable through-traffic to bypass the city centre;
- Radical redesign of movement within the City, with public realm and open space to create attractive environment for residents and visitors;
- Further investment in park and ride and bus infrastructure e.g. bus lanes.

Canterbury Focus A

- Growth focussed on Canterbury with more limited growth at the coast and villages;
- Minimum development (9,000 homes) provided to meet Government targets;
- Reallocation of road space on the ring road to provide safer, more attractive routes for walking and cycling;
- Further investment in park and ride and bus infrastructure e.g. bus lanes.

Canterbury Focus B

- Growth focussed on Canterbury with more limited development at the coast and villages;
- Additional development (14,000-17,000 homes) provided to facilitate further economic growth and to enable significant investment in the local transport network;
- Significant upgrading of A28 to enable through-traffic to bypass the city centre;
- Reallocation of road space on the ring road to provide safer, more attractive routes for walking and cycling;
- Further investment in park and ride and bus infrastructure e.g. bus lanes.

Coastal Focus

- Growth focussed at the Coast with more limited development at Canterbury and the villages;
- Minimum development (9,000 homes) provided to meet Government targets;
- A new Park and Ride to serve Whitstable supported by frequent bus service and investment in coastal walking and cycling network.

Rural Focus

- Growth focussed at sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay;
- Minimum development (9,000 homes) provided to meet Government targets;
- Public transport improvements connecting rural settlements with urban areas.

New freestanding settlement

- Growth focussed at a new freestanding settlement, with more limited growth at Canterbury, Whitstable and Herne Bay and sustainable rural settlements;
- Minimum development (9,000 homes) provided to meet Government targets;
- Comprehensive new transport infrastructure to support new community.

Non-strategic Options

- 1.4.7 The Local Plan Options document also includes a large number of planning issues and options for addressing the issues organised by five overarching themes:
- Housing and new communities: Including design, energy efficiency, community infrastructure, housing mix and type, specialist housing, development viability;
 - Local economy and employment: Including mix of jobs, supporting delivery, university development, tourist accommodation, rural economy;
 - Town centres and local facilities: Including hierarchy of centres, out-of-town retail, local centres, village centres;
 - Movement and transportation: Including active travel, public transport, zero emission vehicles, parking standards;
 - Historic and natural environment: Including adapting historic buildings for energy efficiency, biodiversity, landscape, open space and water.
- 1.4.8 Each of the issues and options are identified in detail in **Section 5.5**.

1.5 Sustainability Appraisal

The requirement for Sustainability Appraisal

- 1.5.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004⁴.
- 1.5.2 The SEA regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. At paragraphs 15-16, the National Planning Policy Framework (NPPF)⁵ sets out that local plans provide a framework for addressing housing needs and other economic, social and environmental priorities and that they must be prepared with the objective of contributing to the achievement of sustainable development. In this context, paragraph 32 reiterates the requirement for SA/SEA as it relates to local plan preparation:
- 1.5.3 *“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”*

⁴ Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf.

⁵ MHCLG (2019) National Planning Policy Framework. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

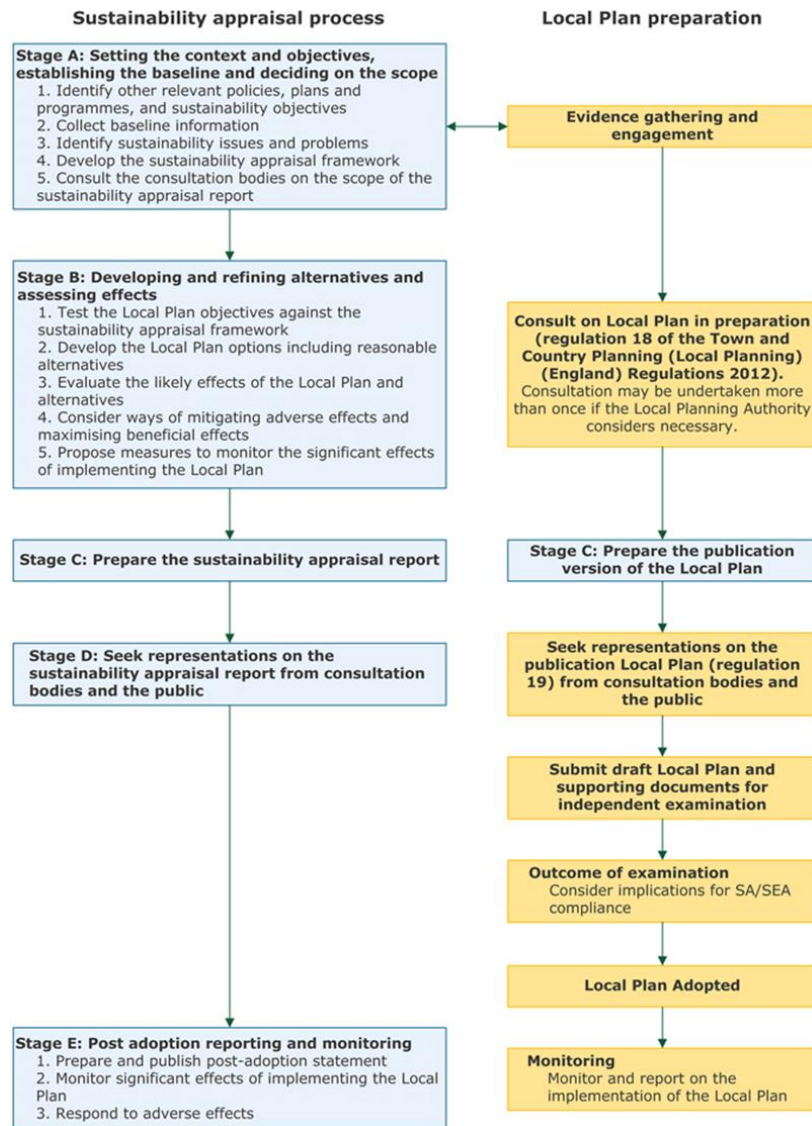
- 1.5.4 The Planning Practice Guidance⁶ (PPG) also makes clear that SA plays an important role in demonstrating that a local plan reflects (and contributes to) sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which the plan is an appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.

Stages in the Sustainability Appraisal process

- 1.5.5 There are five key stages in the SA process and these are highlighted in **Figure 1.1** together with links to the development of the Local Plan. The first stage (**Stage A**) led to the production of a SA Scoping Report, which was informed by a review of other relevant policies, plans and programmes as well as baseline information and the identification of key sustainability issues affecting the District, the Scoping Report set out the proposed framework for the appraisal of the Local Plan (the SA Framework).
- 1.5.6 The Scoping Report was subject to a six week consultation between 28th October and 9th December 2019. 31 responses were received to the consultation from the statutory SEA consultation bodies (Environment Agency, Historic England, Natural England) as well as a range of other stakeholders. Responses related to all aspects of the Scoping Report and resulted in amendments to the baseline, plans and programmes review and SA Framework. **Appendix B** contains a schedule of the consultation responses received to the Scoping Report, the Council’s response and the subsequent action taken and reflected in subsequent SA Reports, including this SA Report.
- 1.5.7 **Stage B** is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports. This SA Report and the appraisal contained therein also forms part of Stage B of the SA process and through the appraisal of the strategic growth options and non-strategic options is intended to help further refine the emerging Canterbury District Local Plan Review.
- 1.5.8 At **Stage C**, a final SA Report will be prepared to accompany the submission draft Local Plan and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).
- 1.5.9 Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and SA process and the extent to which the findings of the SA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

⁶ MHCLG (2019), Planning Practice Guidance, Strategic environmental assessment and sustainability appraisal, Paragraph: 001 Reference ID: 11-001-20190722

Figure 1.1 The Sustainability Appraisal process and linkages with local plan preparation



1.6 Habitats Regulations Assessment

- 1.6.1 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') states that if a land-use plan is "(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site" then the plan-making authority must "...make an appropriate assessment of the implications for the site in view of that site's conservation objectives" before the plan is given effect. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA). An HRA determines whether there will be any 'likely significant effects' (LSE) on any European site as a result of a plan's implementation (either on its own or 'in combination' with other plans or projects) and, if so, whether these effects will result in any adverse effects on site integrity. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.
- 1.6.2 In accordance with the Habitats Regulations, what is commonly referred to as a HRA screening exercise will be undertaken to identify the likely impacts of the Local Plan upon European sites, either alone or 'in combination' with other projects or plans, and to consider whether these effects

are likely to be significant. Where there are likely significant effects, a more detailed Appropriate Assessment will be required.

- 1.6.3 The HRA screening exercise will be reported separately from the SA of the Local Plan at a later stage but importantly will help inform the appraisal process, particularly in respect of the potential effects of proposals on biodiversity.

1.7 Structure of this SA Report

1.7.1 This SA Report is structured as follows:

- **Non-Technical Summary** - Provides a summary of the SA Report including the findings of the appraisal of the draft Local Plan;
- **Section 1: Introduction** - Includes a summary of the Local Plan Options Consultation Document, an overview of SA, report contents and an outline of how to respond to the consultation;
- **Section 2: Review of Plans and Programmes** - Provides an overview of the review of those plans and programmes relevant to the Local Plan and SA that is contained at **Appendix C**;
- **Section 3: Baseline Analysis** - Presents the baseline analysis of the District's social, economic and environmental characteristics and identifies the key sustainability issues that have informed the SA Framework and appraisal;
- **Section 4: SA Approach** - Outlines the approach to the SA of the draft Local Plan including the SA Framework;
- **Section 5: Appraisal of the Local Plan Options Consultation Document** – Presents the findings of the appraisal of the draft Local Plan;
- **Section 6: Conclusions, Monitoring and Next Steps** – Presents the conclusions of the SA of the Local Plan, an initial monitoring framework and details of the next steps in the appraisal process.

1.8 How to comment on this SA Report

1.8.1 This SA Report is being issued for consultation alongside the Local Plan Options document. We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

1.8.2 The consultation is open from **28 May to 30 July 2021**.

2. Review of Plans and Programmes

2.1 Introduction

- 2.1.1 Stage A of the SA process requires that analysis is undertaken to 'Identify other relevant policies, plans and programmes, and sustainability objectives'. This is not only relevant to the SA, but the Local Plan Review in its entirety as it should reflect legislation, national policy objectives and relate to policy contexts and visions set by any relevant plans.

2.2 Review of Plans and Programmes

- 2.2.1 **Appendix C** contains a list of the most relevant plans at International, National, Regional (South East and Kent) and Local level. The plans and programmes are split into similar thematic headings as the evidence base, but each plan/policy/programme is assessed in its entirety once, so there are no duplicates within the list. The order within each level does not dictate a prioritisation of the plans and programmes.
- 2.2.2 Each plan, policy or programme has been reviewed and its content and/or key sustainability objectives has been described. Consideration has been given to the implications of each plan, policy or programme for the emerging Local Plan Review.

2.3 Objectives and policies relevant to the Local Plan and SA

- 2.3.1 The review of plans and programmes presented in **Appendix B** has identified a number of objectives and policies relevant to the Local Plan and the SA across the following topic areas:
- Air Quality;
 - Climate Change, Adaptation and Mitigation;
 - Biodiversity;
 - Landscape, Land Use and Geology;
 - Water: Flooding Quality and Resources;
 - Waste;
 - Population and Human Health;
 - Historic Environment;
 - Housing;
 - Economy; and
 - Transport.
- 2.3.2 These objectives and policies are summarised in **Table 2.1** together with the key sources and implications for the SA Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included.

Table 2.1 Key objectives and policies arising from the review of Plans and Programmes

Key Objectives and Policies	Key Source(s)	Implications for the SA Framework
Air Quality		
<ul style="list-style-type: none"> Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. 	Air Quality Directive; NPPF; Clean Air Strategy; Air Quality Action Plan 2018-2023	The SA Framework should include a specific objective and/or guide question relating to air quality.
Climate Change, Adaptation and Mitigation		
<ul style="list-style-type: none"> Minimise the effects of climate change. Reduce emissions of greenhouse gases that may cause climate change. Encourage the provision of renewable energy. Move towards a low carbon economy. Promote adaptation to the effects of climate change. 	Paris Climate Change Agreement; IPCC reports; The Climate Change Act (2008) and Climate Change Act (2050 Target Amendment) Order 2019; UK Climate Projections	The SA Framework should include a specific objective relating to climate change mitigation and adaptation.
Biodiversity		
<ul style="list-style-type: none"> Protect and enhance biodiversity, including designated sites, species of principal importance, habitats and ecological networks. Identify opportunities for green infrastructure provision. 	EU Directives and Conventions; Wildlife and Countryside Act (1981); The Conservation of Habitats and Species Regulations (2017) (as amended); A Green Future: Our 25 Year Plan to Improve the Environment; Strategic Access Management and Monitoring Strategies; Green Infrastructure Strategy (2018-2031) & associated evidence document and action plan	The SA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision.
Landscape, Land Use and Geology		
<ul style="list-style-type: none"> Protect and enhance the quality and distinctiveness of natural landscapes and townscapes including the Kent Downs AONB. Promote access to the countryside. Promote high quality design that respects and enhances local character. Protect the undeveloped coast. Encourage the use of previously developed (brownfield) land. Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. 	NPPF; Safeguarding our Soils – A Strategy for England; Draft Canterbury Landscape Character and Biodiversity Appraisal (currently being updated); Green Infrastructure Strategy (2018-2031) & associated evidence document and action plan; Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan	<p>The SA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.</p> <p>The SA Framework should include an objective that helps to promote the effective use of land and protect geological resources.</p>
Water: Flooding Quality and Resources		
<ul style="list-style-type: none"> Protect and enhance surface and groundwater quality. Improve water efficiency. Avoid development in areas of river, surface, ground, and coastal flood risk. Reduce the risk of flooding arising from new development. Ensure timely investment in water management infrastructure to accommodate new development. Promote the use of Sustainable Urban Drainage Systems. 	Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Flood and Water Management Act 2010; Water for Life, NPPF; Water Resources Management Plan (2020-2080); South East River Basin District: River Basin Management Plan	The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and minimising flood risk.

Key Objectives and Policies	Key Source(s)	Implications for the SA Framework
Waste		
<ul style="list-style-type: none"> Promote the use of substitute or secondary and recycled materials and minerals waste. Ensure the timely provision of infrastructure to support new development. 	National Planning Policy for Waste (NPPW); Resources and Waste Strategy for England; Joint Municipal Waste Management Strategy (2018/19 to 2020/21)	The SA Framework should support effective waste management and reuse of resources.
Population and Human Health		
<ul style="list-style-type: none"> Address deprivation and reduce inequality through regeneration. Ensure social equality and prosperity for all. Provide high quality services, community facilities and social infrastructure that are accessible to all. Promote improvements to health and wellbeing. Promote healthier lifestyles. Minimise noise pollution. Reduce crime including the fear of crime. 	NPPF; Fair Society, Healthy Lives; Sports England: Towards an active nation; NHS Long Term Plan; Joint Strategic Needs Assessment	<p>The SA Framework should include objectives relating to:</p> <ul style="list-style-type: none"> supporting access to community and health services; addressing deprivation and promoting equality and inclusion; the provision of high quality community facilities and services; supporting high quality public realm. Promote healthy lifestyles.
Historic Environment		
<ul style="list-style-type: none"> Conserve and enhance cultural heritage assets and their settings including the World Heritage Site. Maintain and enhance access to cultural heritage assets. Respect, maintain and strengthen local character and distinctiveness. Improve the quality of the built environment. 	The World Heritage Convention (UNESCO); NPPF; A Heritage Strategy for Canterbury District; Conservation Area Appraisals.	The SA Framework should include a specific objective relating to the conservation and enhancement of cultural heritage.
Housing		
<ul style="list-style-type: none"> Meet the full affordable and private market housing need for Canterbury within the administrative boundary where possible. Make appropriate provision for Gypsies, Travellers and Travelling Showpeople. Support opportunities for custom and self-build. 	NPPF; Planning for the Future White Paper: Thames Estuary 2050 Growth Commission Report: 2050 Vision; Housing, Homelessness and Rough Sleeping Strategy (2018-23) & associated Action Plan;	<p>The SA Framework should include a specific objective relating to:</p> <ul style="list-style-type: none"> the provision of housing to meet current and future needs; supporting development of a mix of type and tenures; reducing homelessness
Economy		
<ul style="list-style-type: none"> Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. Encourage economic diversification including growth in high value economic sectors. Create local employment opportunities. Enhance skills in the workforce to reduce unemployment and deprivation. Improve educational attainment and ensure the appropriate supply of high-quality educational facilities. 	NPPF; Thames Estuary 2050 Growth Commission Report: 2050 Vision; South East LEP: Smarter, Faster, Together - Towards a Local Industrial Strategy; University of Kent Canterbury Campus Framework Masterplan, Final Draft; Kent and Medway Growth and Infrastructure Framework; Herne Bay Area Action Plan 2010 & associated SPDs.	<p>The SA Framework should include objectives relating to:</p> <ul style="list-style-type: none"> the enhancement of education and skills; delivery of employment land that supports economic diversification and the creation of high quality, local jobs; enhancing the area's town and other centres.

Key Objectives and Policies	Key Source(s)	Implications for the SA Framework
<ul style="list-style-type: none"> Promote the vitality of retail and leisure sectors within town centres. 		
Transport		
<ul style="list-style-type: none"> Encourage sustainable transport and reduce the need to travel. Reduce traffic and congestion. Improve public transport provision. Encourage walking and cycling. Enhance accessibility to key community facilities, services and jobs for all. Ensure timely investment in transportation infrastructure to accommodate new development. Locate new housing development in sustainable locations or in locations that can be made sustainable. 	<p>NPPF; Kent County Council Active Travel Strategy; Local Transport Plan 4: Delivering Growth without Gridlock 2016-2031; Canterbury District Transport Strategy (2014-2031).</p>	<p>The SA Framework should include objectives relating to:</p> <ul style="list-style-type: none"> reducing the need to travel, particularly by car; the promotion of sustainable forms of transport such as walking and cycling; maintaining and enhancing accessibility to key facilities, services and jobs; reducing congestion and enhancing road safety; investment in transportation infrastructure to meet future needs.

3. Baseline Analysis

3.1 Introduction

- 3.1.1 An essential part of the SA process is the identification of current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their likely evolution, can the effects of the Local Plan be identified and appraised and its subsequent success or otherwise be monitored. The SEA Directive also requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account.
- 3.1.2 The SA Scoping Report included an analysis of the socio-economic and environmental baseline conditions for the Canterbury City area along with how these are likely to change in the future. This informed the development of the SA Framework. In order to ensure that this baseline is sufficiently robust to support the appraisal of the Options Consultation Document, it has been updated where appropriate to reflect, in particular, consultation responses to the Scoping Report and any recently published evidence base.
- 3.1.3 The baseline analysis is presented for the following topic areas:
- Air Quality;
 - Climate Change, Adaptation and Mitigation;
 - Biodiversity;
 - Landscape, Land Use and Geology;
 - Water: Flooding Quality and Resources;
 - Waste;
 - Population and Human Health;
 - Historic Environment;
 - Housing;
 - Economy; and
 - Transport.
- 3.1.4 To inform the analysis, data has been drawn from a variety of sources, including: the 2011 Census; Nomis; Office for National Statistics Canterbury City Council's Authority Monitoring Reports; the emerging Local Plan evidence base; Environment Agency; Historic England; Kent County Council; Index of Multiple Deprivation 2019; and Department for Environment, Food and Rural Affairs (Defra).
- 3.1.5 The key sustainability issues arising from the review of baseline conditions are summarised at the end of each topic.

3.2 Air Quality

Air Quality Management Areas

- 3.2.1 Canterbury District Council (The Council) has two automatic air quality monitoring sites at Chaucer Technology School and Military Road in Canterbury. There are a further 56 non-automatic monitoring sites around the District, where nitrogen dioxide (NO₂) is monitored by diffusion tubes.
- 3.2.2 The Air Quality Annual Status Report⁷ (ASR) published in June 2019, had the following headline findings:
- At the 2 automatic monitoring sites, the annual mean NO₂ concentrations increased between 2015 and 2017, however both decreased in 2018.
 - At all sites across the district the overall levels of NO₂ have dropped compared to 2017.
 - The 2018 annual mean PM₁₀ (particles of ≤10µm (micrometres) diameter) concentration increased to 21µg/m³ from 17µg/m³ in 2017, which is well below the UK's Air Quality Strategy objective of 40µg/m³ but is above the World Health Organisation's (WHO) recommended annual level of 20µg/m³.
 - The number of exceedances of the PM₁₀ daily mean air quality objective of 50µg/m³ declined between 2014 and 17 from 5 to 3. In 2018, the number of exceedances decreased further to 1, which is well below the 35 exceedances per year limit.
 - PM_{2.5} (particles of ≤2.5µm diameter) is below the obligatory standard (based on the monitoring of PM₁₀). The current Defra 2018 background maps for the Council (2017 based⁸) show that all background concentrations of PM_{2.5} are well below the 2020 annual mean Air Quality Standard objective for PM_{2.5}.
- 3.2.3 Within the district, two Air Quality Management Areas (AQMA) have been declared, both in relation to exceedances in nitrogen dioxide (NO₂):
- Canterbury 3- This was declared in April 2018, when No.2 AQMA for Canterbury City Centre was extended. Canterbury AQMA No. 2 was initially declared in 2011 (see **Figure 3.1**); and
 - Herne 1- This is at the junction of the A291 and School Lane, and was declared on 1st April 2018 (see **Figure 3.2**).

⁷ Available on the council's website or by this link

https://www.canterbury.gov.uk/download/downloads/id/1146/air_quality_status_report_2019.pdf

⁸ Defra Background Mapping data for local authorities (2017-based) is available online at: <https://uk-air.defra.gov.uk/data/laqm-background-home>

Figure 3.1 Canterbury 3 AQMA

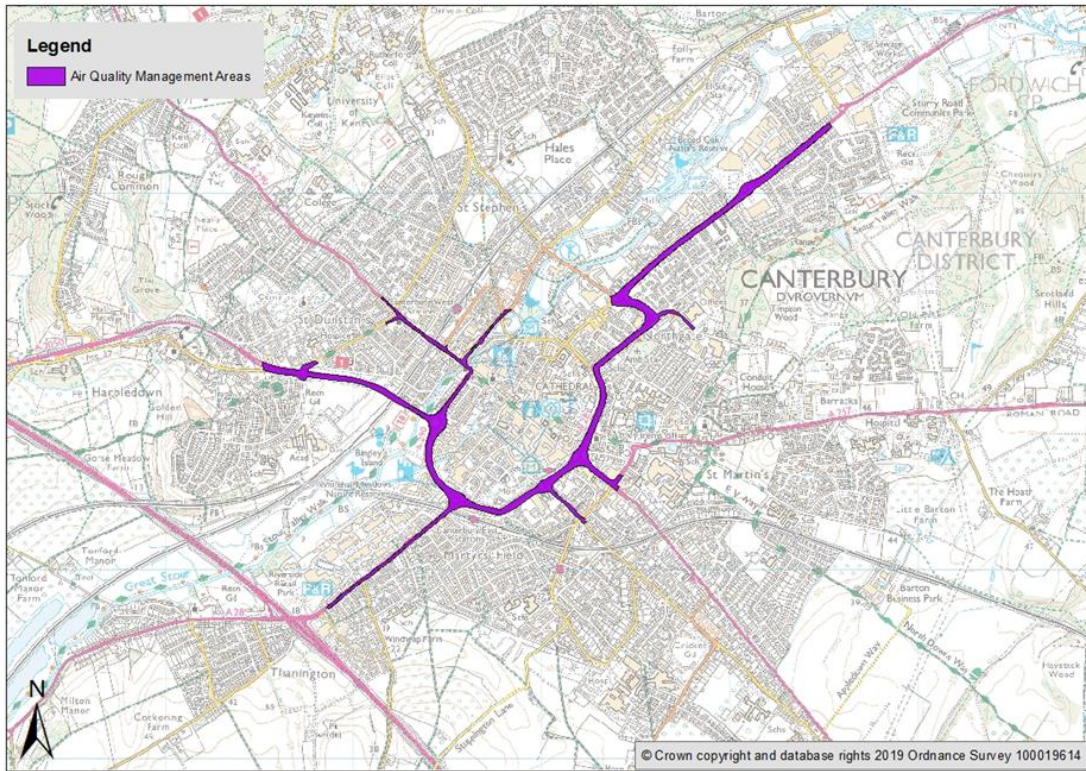
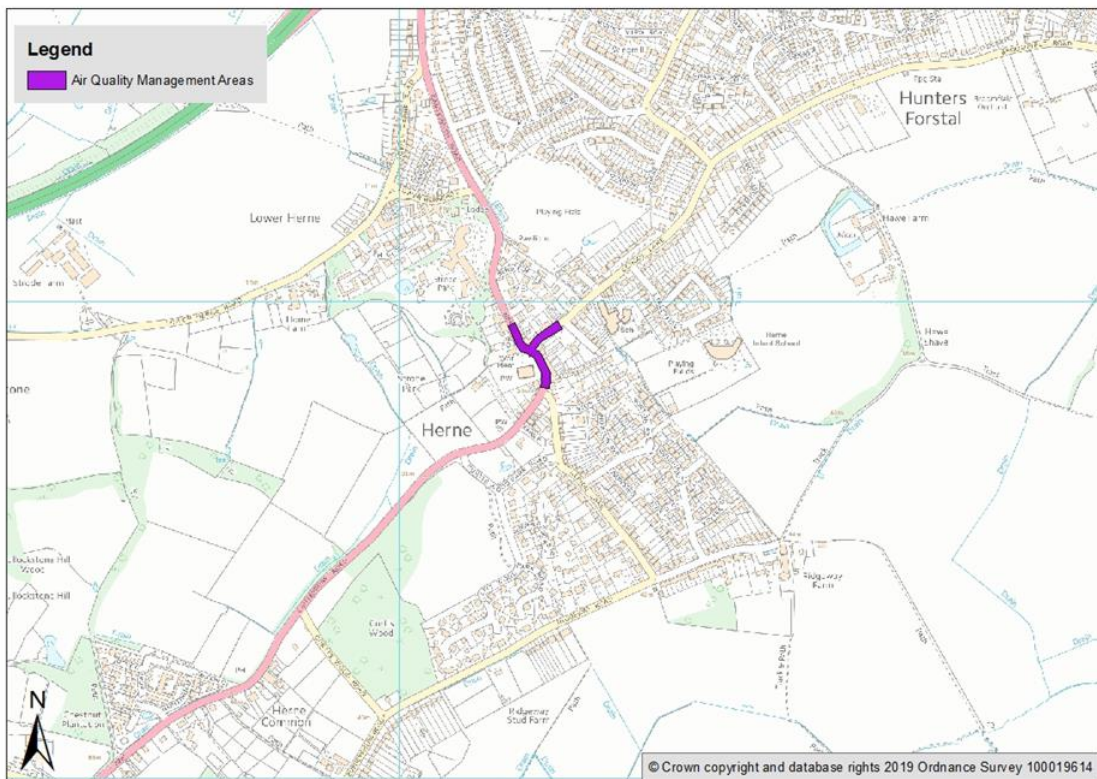


Figure 3.2 Hearne 1 AQMA



Likely evolution of the baseline without the Local Plan

3.2.4 The potential future baseline, without the Local Plan:

- NO₂ levels would start to rise again, and PM₁₀ concentrations will continue to rise, as the main source of air pollution is road traffic. The amount of cars on the road would increase as the population of the district grows and without strategic overview on the location and requirements of development more cars could be encouraged into use. For example, it would be unlikely that any car-free schemes would occur.
- Past trends would suggest the AQMA around Canterbury, at least, would need to be extended to cover more of the city centre. There would be a potential for new AQMAs to be declared, as proven by the recent declaration in Herne, especially around major roads

Key sustainability issues

- The main source of air pollution in the district is road traffic emissions from major roads, notably the A2, A28 and A299.
- Background PM10 annual mean concentrations increased in 2018, levels will continue to be monitored to determine whether the trend is shifting upwards.
- Two AQMAs have been declared in relation to exceedances in nitrogen dioxide (NO₂).

3.3 Climate Change, Adaptation and Mitigation

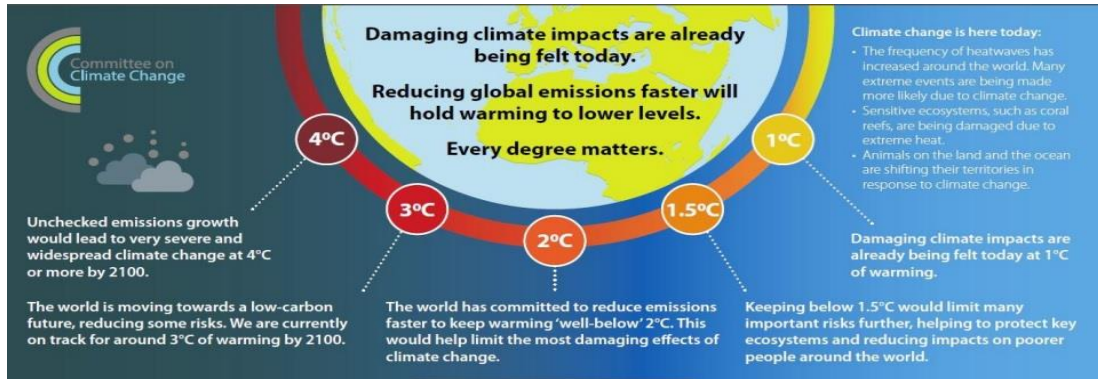
Climate Change

- 3.3.1 According to the International Panel on Climate Change (IPCC) human activities have already caused global warming. Since pre-industrial times the global mean surface temperature has been estimated to have risen by 1°C. If this continues at the current rate, global warming is likely to reach an increase of 1.5°C between 2030 and 2052⁹.
- 3.3.2 The IPCC estimates that the actions currently pledged are not enough to reach commitments; with current ambition likely to result in warming of 3°C by 2100 (see **Figure 3.3**). Warming of 2°C and above will lead to significant impacts around the world and in the UK; such as sea level rise, flooding, heatwaves, water shortages and falling crop yields.
- 3.3.3 Although there is limited information on the specific impacts to the District, all of these impacts are likely. With a long coastline and reasonably main rivers through the District, it would be a substantial risk of flooding and coastal erosion. Water shortage and failing crops would also be likely to occur.
- 3.3.4 The Council declared a Climate Emergency on 18th July 2019¹⁰ with a target of achieving net zero emissions for the Council by 2030. The declaration states that the Council will seek to work with all stakeholders including housebuilders to jointly reduce carbon emissions. The Council also seeks to ensure that the review of the Local Plan and the Transport Strategy be used to improve the energy efficiency and carbon neutrality of future developments.

⁹ IPCC, 2018: Summary for Policymakers. In: Global Warming of 1.5°C. An IPCC Special Report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty [Masson-Delmotte, V., P. Zhai, H.-O. Pörtner, D. Roberts, J. Skea, P.R. Shukla, A. Pirani, W. Moufouma-Okia, C. Péan, R. Pidcock, S. Connors, J.B.R. Matthews, Y. Chen, X. Zhou, M.I. Gomis, E. Lonnoy, T. Maycock, M. Tignor, and T. Waterfield (eds.)]. Available from: <https://www.ipcc.ch/sr15/>

¹⁰ Council meeting minutes available via: <https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=138&MId=12133&Ver=4>

Figure 3.3 Committee on Climate Change - impact of temperature rises

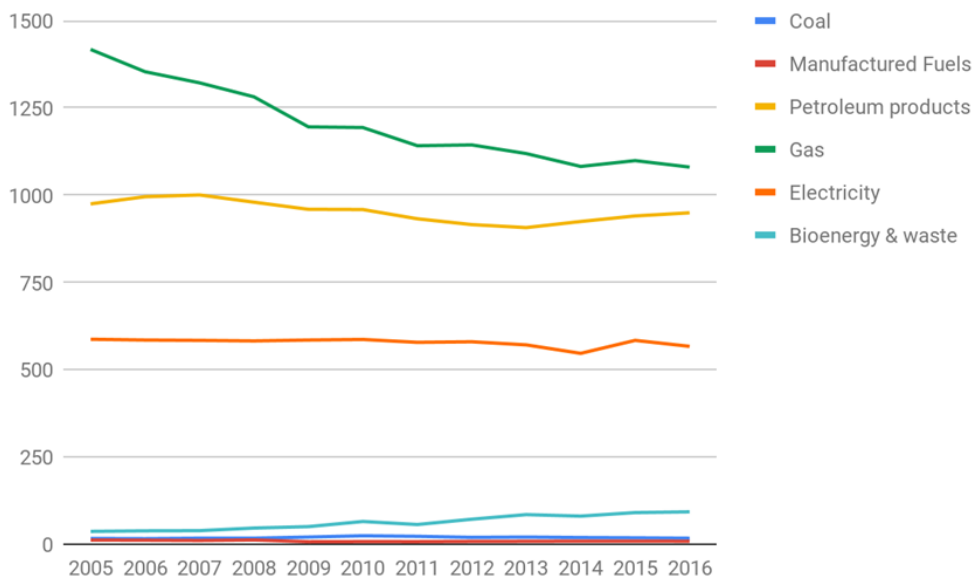


Source: Committee on Climate Change (2019)

Energy consumption

3.3.5 The amount of energy used can impact the amount of carbon dioxide (CO₂) released into the atmosphere. The graph in **Figure 3.4** splits the amount of energy used within the District by the different fuel types. The amount of energy used by gas has decreased significantly since 2005, while the amount from bioenergy & waste has increased.

Figure 3.4 Total energy consumption (GWh) per fuel type across the District, 2005-2016



Source: Department for Business, Energy and Industrial Strategy (BEIS)¹¹

3.3.6 The District contributes a lower percentage of its total fuel from coal, manufactured fuels, and petroleum products than both the South East and England (**Table 3.1**). Conversely, a higher percentage is from gas. The percentage from bioenergy & waste has steadily been increasing across all three locations. However, since 2006 the District used a higher percentage of bioenergy &

¹¹ Statistical data set on the total final energy consumption at regional and local authority level (Last updated 26 September 2019).

Available from: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level>

waste than England, and in 2013 the District also surpassed the South East. Total output used has generally decreased at all geographies since 2005.

Table 3.1 Percentage contribution of each fuel type to the entire fuel consumption for Canterbury, the South East and England between 2005 and 2017

Year	Coal (%)			Manufactured Fuels (%)			Petroleum products (%)			Gas (%)		
	Canterbury	South East	England	Canterbury	South East	England	Canterbury	South East	England	Canterbury	South East	England
2005	0.55%	0.94%	1.96%	0.39%	1.77%	4.02%	32.02%	41.65%	36.89%	46.55%	36.26%	39.75%
2006	0.53%	1.09%	1.15%	0.38%	1.73%	2.64%	33.19%	42.67%	37.25%	45.12%	34.48%	38.64%
2007	0.59%	1.23%	1.28%	0.36%	1.67%	2.51%	33.65%	43.04%	37.78%	44.45%	34.27%	38.25%
2008	0.60%	0.87%	1.34%	0.42%	1.68%	2.15%	33.55%	42.57%	37.92%	43.89%	34.28%	37.88%
2009	0.73%	0.91%	1.31%	0.25%	1.41%	1.82%	34.05%	44.09%	38.90%	42.43%	32.21%	36.72%
2010	0.86%	1.12%	1.47%	0.26%	1.43%	1.72%	33.81%	43.32%	38.61%	42.09%	32.62%	36.59%
2011	0.83%	1.06%	1.47%	0.27%	2.08%	1.85%	34.04%	42.97%	38.94%	41.68%	32.14%	36.13%
2012	0.72%	1.00%	1.43%	0.30%	1.86%	1.98%	33.43%	43.06%	38.44%	41.76%	31.81%	36.03%
2013	0.76%	1.14%	1.66%	0.31%	1.64%	2.03%	33.46%	43.28%	37.75%	41.28%	31.40%	35.73%
2014	0.72%	1.08%	1.56%	0.33%	1.66%	1.96%	34.73%	44.27%	38.60%	40.65%	30.40%	34.53%
2015	0.67%	0.95%	1.33%	0.32%	1.57%	1.76%	34.31%	44.38%	38.98%	40.09%	31.00%	35.22%
2016	0.63%	0.80%	1.12%	0.32%	1.53%	1.52%	34.96%	44.80%	39.38%	39.79%	31.14%	35.73%
2017	0.52%	0.62%	0.94%	0.35%	1.57%	1.44%	34.32%	43.40%	39.40%	40.46%	32.12%	36.00%

Year	Electricity (%)			Bioenergy & waste (%)			All Fuels Total (GWh)		
	Canterbury	South East	England	Canterbury	South East	England	Canterbury	South East	England
2005	19.28%	17.61%	29.64%	1.21%	1.77%	1.53%	3,026.36	239,182.31	1,438,639.96
2006	19.50%	18.24%	19.30%	1.28%	1.80%	1.02%	2,974.94	230,381.89	1,402,114.52
2007	19.64%	18.02%	19.10%	1.31%	1.78%	1.08%	2,948.79	228,147.02	1,377,875.54
2008	19.95%	18.61%	19.42%	1.59%	2.00%	1.29%	2,895.68	219,198.70	1,327,738.42
2009	20.76%	18.97%	19.81%	1.79%	2.40%	1.44%	2,792.71	211,152.66	1,257,553.07
2010	20.68%	18.80%	19.89%	2.30%	2.70%	1.72%	2,813.12	214,426.94	1,267,423.15
2011	21.12%	19.17%	19.98%	2.06%	2.57%	1.64%	2,717.80	205,295.84	1,219,035.18
2012	21.18%	19.36%	20.30%	2.62%	2.92%	1.82%	2,717.28	203,173.90	1,212,898.01
2013	21.06%	19.43%	20.52%	3.13%	3.11%	2.30%	2,687.79	201,367.95	1,197,581.91
2014	20.54%	19.68%	21.07%	3.03%	2.92%	2.29%	2,669.47	198,537.29	1,182,342.10
2015	21.30%	19.20%	20.25%	3.31%	2.90%	2.47%	2,719.00	201,935.70	1,186,124.80
2016	20.88%	18.73%	19.78%	3.42%	3.00%	2.47%	2,703.30	200,807.00	1,180,358.60
2017	20.80%	19.13%	19.70%	3.56%	3.14%	2.49%	2,720.90	197,168.10	1,191,495.90

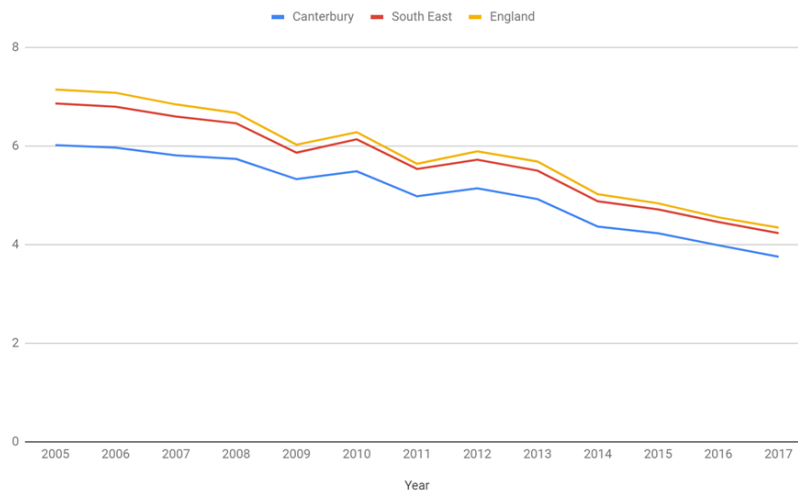
Source: BEIS Sub-national total final energy consumption in the United Kingdom (2005-2017)

Carbon emissions

3.3.7

The government collects data on carbon emissions from a range of sources. **Figure 3.5** demonstrates that carbon emissions in the District were below the national and regional average in 2005 and the District's carbon emissions had fallen by roughly 38% by 2017.

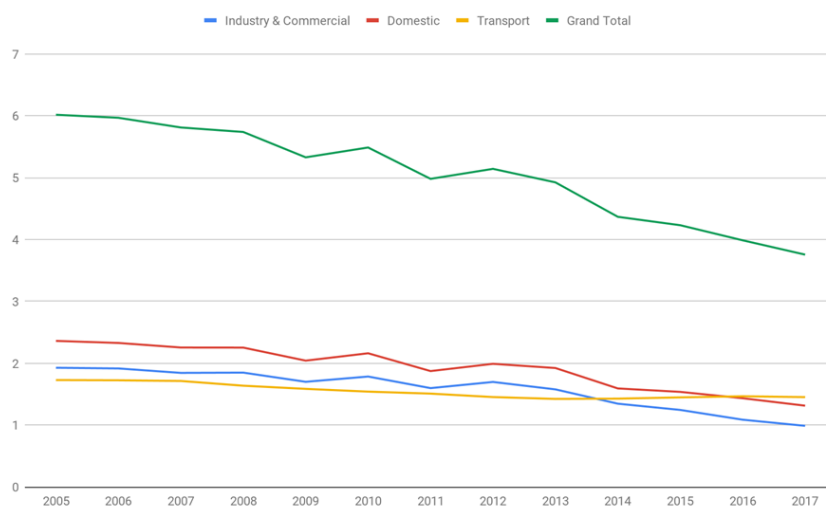
Figure 3.5 CO₂ levels per person for Canterbury District, South East and England, from 2005 to 2017



Source: BEIS¹²

3.3.8 The data for the District has been broken down for further analysis (**Figure 3.6**). The total amount has been split into three main areas: industry & commercial; domestic; and transport. The industry & commercial, domestic and grand total CO₂ emissions estimates have all decreased over time. While the transport levels¹³ were decreasing until a small increase in 2016, which dropped again in 2017.

Figure 3.6 CO₂ emission levels per person for Canterbury District, from 2005 to 2017



Source: Department for Business, Energy and Industrial Strategy¹⁴

¹² National Statistics on the UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017. Available from: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

¹³ These figures are based on emissions within the scope of local authorities; therefore motorways are not included. Stated within the government's report on the national statistics data release: UK local authority carbon dioxide emissions estimates 2017. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/812139/Local_authority_2017_green_house_gas_emissions_statistical_release.pdf

¹⁴ National Statistics on the UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017. Available from: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>



- 3.3.9 When compared to the South East and England, the District generally has lower industry & commercial and domestic levels. The total CO2 emissions for transport, however, is marginally higher than the England estimates. With further analysis minor roads and other transport are lower in the District than the England estimates. The difference in levels is due to traffic on A roads, within the District, having higher CO2 emissions estimates.

Alternative Energy

- 3.3.10 There are several different types of renewable energy projects already in operation within the District (**Table 3.2**). The Kentish Flats (approximately 8.8km from Herne Bay) is one of those projects and has provided offshore wind power to the national grid since December 2005. The site contains 30 turbines which can produce 3MW each, meaning the project has a total capacity of 90MW. When operating at capacity that is enough energy to power 100,000 homes¹⁵.

Table 3.2 Renewable energy projects in operation (2020)

Site Name	Technology Type	Installed Capacity (MW)
Kentish Flats	Wind turbines	90
Shelford Landfill Scheme	Landfill Gas	1.9
Shelford Generation Plant II	Landfill Gas	8
Shelford WTE Plant	EfW Incineration	16.1
Woodlands Farm Solar Park	Solar Photovoltaics	10
Owls Hatch Road	Solar Photovoltaics	48
Molehill Farm	Solar Photovoltaics	18

Source: The Renewable Energy Planning Database (REPD) managed by Eunomia Research and Consulting Ltd (Eunomia) on behalf of the Department for Business, Energy & Industrial Strategy¹⁶

- 3.3.11 Additionally, an examination for a Development Consent Order (DCO) for Cleve Hill Solar Park took place in 2019 and a DCO was granted on 28th May 2020¹⁷. The site is approximately 2km northeast of Faversham and 5km west of Whitstable. Although this is outside of the District the decision could have an impact on the amount of energy provided by renewable energy as the site is due to provide a total capacity of around 350MW.

Likely evolution of the baseline without the Local Plan

- 3.3.12 The potential future baseline, without the Local Plan:
- The Council is unlikely to achieve a target of achieving net zero emissions for the Council by 2030.

¹⁵ 4C Offshore, 2019. Kentish Flats Offshore Wind Farm. Available from: <https://www.4coffshore.com/windfarms/kentish-flats-united-kingdom-uk12.html>

¹⁶ Research and analysis on Renewable Energy Planning Database quarterly extract (Last updated 16 September 2020) Available from: <https://www.gov.uk/government/publications/renewable-energy-planning-database-monthly-extract>

¹⁷ Planning Inspectorate, National Infrastructure Planning: Cleve Hill Development Consent Order. Further information available from: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/cleve-hill-solar-park/>

- Without active intervention such as could be provided within the Local Plan the global temperature will continue to rise, leading to flooding and extreme weather which will adversely affect human lives.
- CO₂ levels are likely to start rising again within the District because the increasing population will lead to an increase in the demand on resources and the additional traffic will lead to an increase in congestion as there will be limited strategic oversight.
- There would be little, to no, contributions from developers to improve infrastructure to reduce congestion and pollution.
- Without strategic overview any renewables which are built, which would likely be limited anyway, are probably going to be in an unsustainable location where the harm is likely to outweigh the benefits.
- Without LP policies to encourage energy efficiency and sustainable, high quality development designs the reliance on natural resources will increase as more energy is likely to be used due to an increase in people. That energy could then be wasted through poor designs or provided by unsustainable, environmentally damaging fuel sources.

Key sustainability issues

- The urgent need to address 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).
- Ensuring CO₂ levels continue to decrease, especially by trying to reduce the amount of CO₂ from transport in particular on A roads.
- The need to promote sustainable forms of energy and encourage renewable energy projects in the appropriate location.
- To become as energy efficient as possible, while reducing the overall energy consumption.

3.4 Biodiversity

Overview

- 3.4.1 There are several designated sites within the District at varying levels of protection. It is important to note that at all levels there are additional sites outside the District's administrative boundaries which could be impacted by development or the Local Plan Review. These will be considered as, or when, it becomes appropriate to do so.

International Designations

- 3.4.2 The most important sites for biodiversity and individual wildlife species receive statutory protection under international and national legislation¹⁸. Ramsar sites, Special Protection Areas (SPA), and Special Areas of Conservation (SAC) are internationally important and are afforded the highest level of protection. There are currently five internationally designated sites within the District (see **Figure 3.7**):

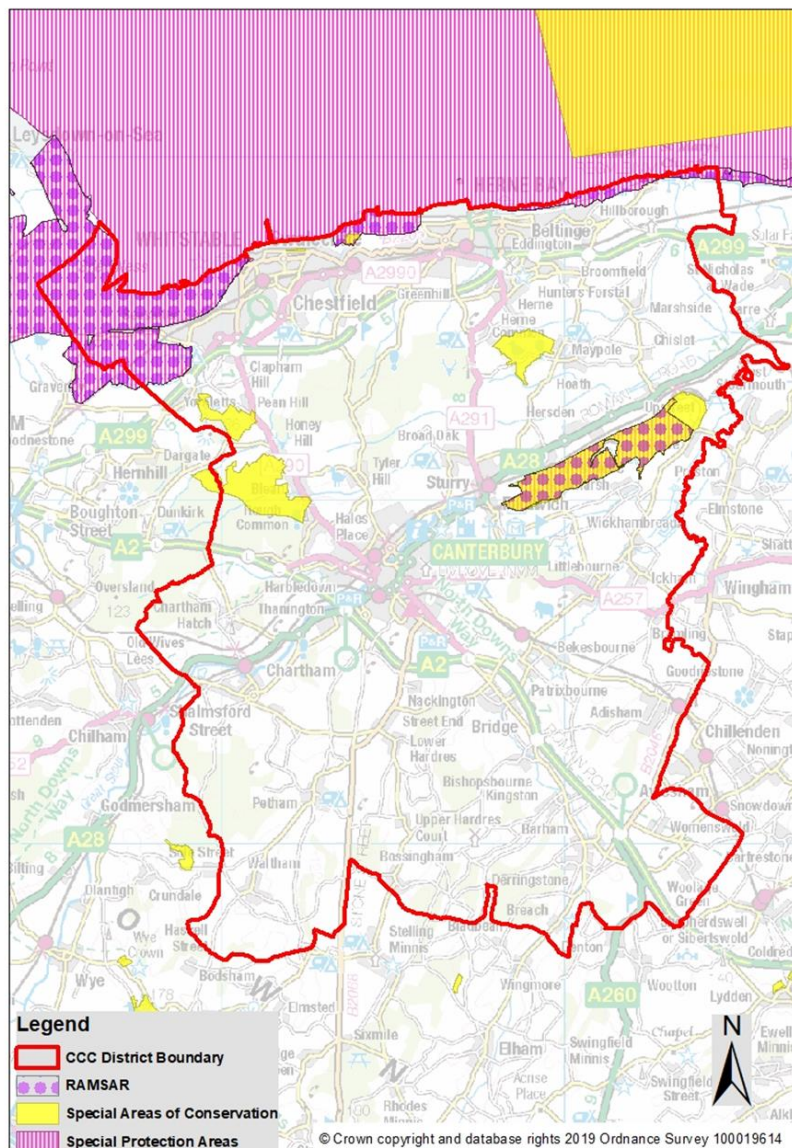
¹⁸ These sites have international legislative protection but in preparation for Brexit, the government transposed the protection into national legislation.

- Stodmarsh (SAC, SPA, Ramsar);
- Blean Complex (SAC);
- Thanet Coast and Sandwich Bay (SPA, Ramsar);
- The Swale (SPA and Ramsar); and
- Tankerton Slopes and Swalecliffe (SAC).

3.4.3

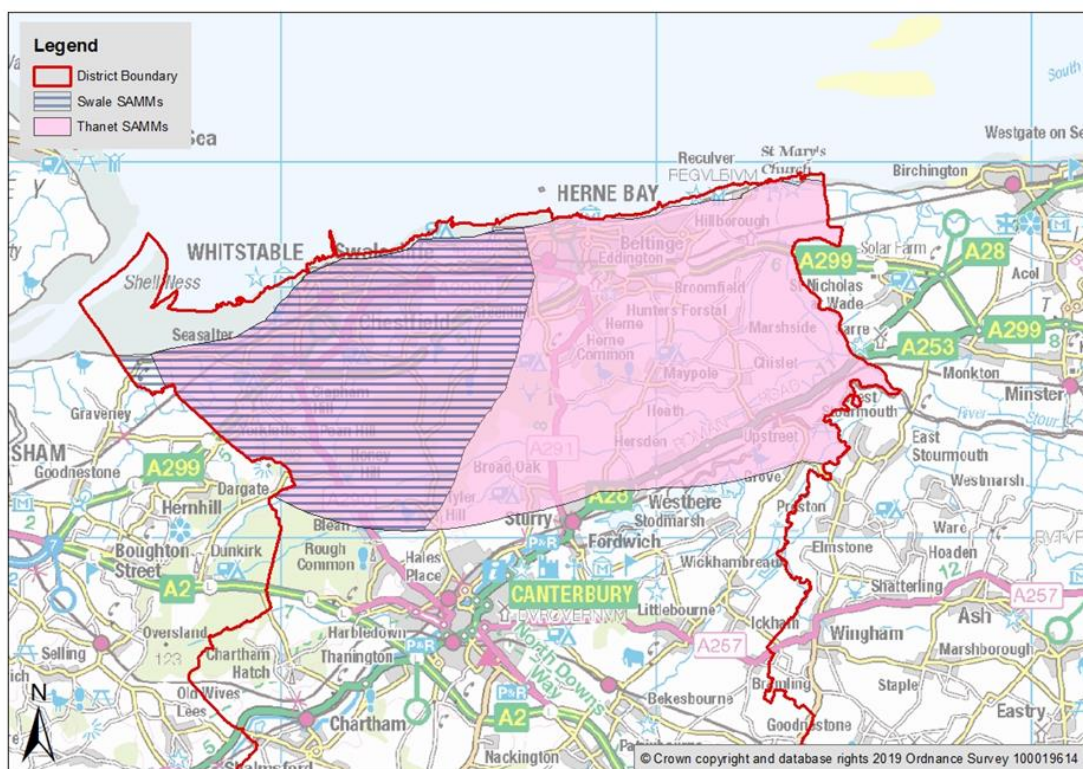
Stodmarsh and the Swales are important wetland sites in addition to the Thanet coast and Sandwich Bay. These sites can be susceptible to impacts from degradation in water quality and quantity which can cause changes in the composition of vegetation structure, plant species, the balance of nutrients which can also affect the use of the habitat by animal species. The findings of the Habitats Regulations Assessment (HRA), which will consider such issues, will be taken into account in the SA where relevant. Almost all of the Blean Complex is classified as ancient woodland. Ancient woodland forms an important biodiversity aspect of the District (see further information in **Section 3.5**).

Figure 3.7 Designated international sites (SAC, SPA and Ramsar sites) within the District



- 3.4.4 Mitigation strategies were agreed with Natural England due to the findings of the council's previous SA and HRA work. These strategies were put in place to deal with any likely significant effects resulting from new development within the District, causing an increase in recreational disturbance on the coastal SPAs and Ramsar sites which could affect the protected wintering birds.
- 3.4.5 Strategic Access Management and Monitoring Strategies (SAMMs) were set up with identified 'zones of influence' based upon visitor surveys. Within these zones developers pay a financial contribution tariff based upon the number of bedrooms a new development provides. These contributions are used to fund mitigation strategies.
- 3.4.6 There are 2 SAMMs within the District (see **Figure 3.8**):
- Thanet Coast and Sandwich Bay SPA/ Ramsar which has a 7.2 km zone of influence; and
 - The Swale SPA/ Ramsar which has a 6km zone of influence.

Figure 3.8 Thanet SAMMs area and Swale SAMMs area within the District



National Designations

Sites of Special Scientific Interest (SSSI)

- 3.4.7 Sites of Special Scientific Interest (SSSI) are nationally designated sites under Section 28 of the Wildlife and Countryside Act 1981, which have important wildlife or geological value. There are currently 15 SSSI sites within the District (see **Figure 3.9**):
- West Blean and Thornden Woods;
 - Stodmarsh;
 - Ileden and Oxenden Woods;

- Tankerton Slopes;
- Thanet Coast;
- Church Woods;
- East Blean Woods;
- Larkey Valley Wood;
- Yocketts Bank;
- Sturry Pit;
- Preston Marshes;
- Lynsore Bottom;
- Ellenden Wood;
- Chequers and Old Park; and
- The Swale.

3.4.8 The condition of the SSSI sites within the District have been consistently improving since 2008. The majority of the land mass of the 15 SSSIs in the District are either in Favourable or Unfavourable Recovering condition¹⁹ (or a mixture of both) although some have pockets in lower condition. In 2019, Natural England assessments show:

- Four are in 100% Favourable condition (Larkey Valley Wood, Yocketts Bank, Ellenden Wood, Tankerton Slopes);
- Two are in 100% Unfavourable Recovering condition (Preston Marshes, Sturry Pit);
- Five are in mixed Favourable and Unfavourable Recovering condition (Chequers Wood and Old Park, Ileden and Oxenden Woods, Thanet Coast, Church Woods Blean, East Blean Woods); and
- Four have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Lynsore Bottom, The Swale, and Stodmarsh).

Marine Conservation Zones (MCZ)

3.4.9 Marine Conservation Zones (MCZs) are a type of Marine Protected Area which are important to ensure the conservation of the diverse nationally rare or threatened habitats and/or species and those places containing habitats and/or species that are representative of the biodiversity in our seas. There are 2 MCZs within the District:

- The Swale Estuary; and
- Thanet Coast.

National Nature Reserves (NNR)

3.4.10 National Nature Reserves (NNRs), declared by Natural England, represent many of the finest wildlife and geological sites. As well as managing some of our most pristine habitats, our rarest species and our most significant geology, most reserves offer great opportunities to the public, as well as

¹⁹ Often simply known as Recovering condition. The Hierarchy is Favourable; Unfavourable Recovering; Unfavourable No Change; Unfavourable Declining; Part Destroyed; and Destroyed

schools and specialist audiences, to experience England's natural heritage. There are two NNRs within the District:

- Stodmarsh; and
- Blean Woods.

3.4.11 The MCZs and NNRs are shown on **Figure 3.10**.

Figure 3.9 Sites of Special Scientific Interest within the District

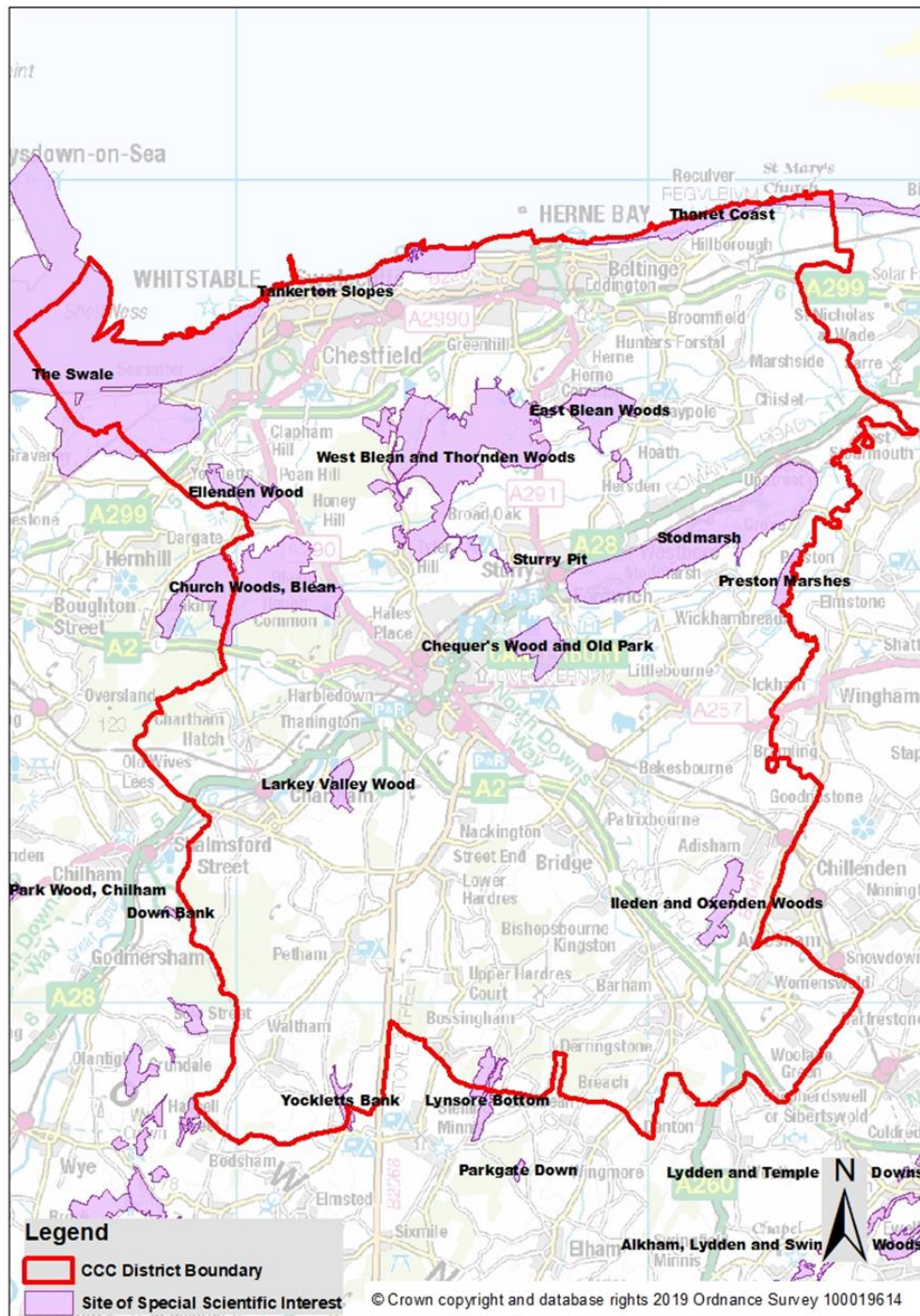
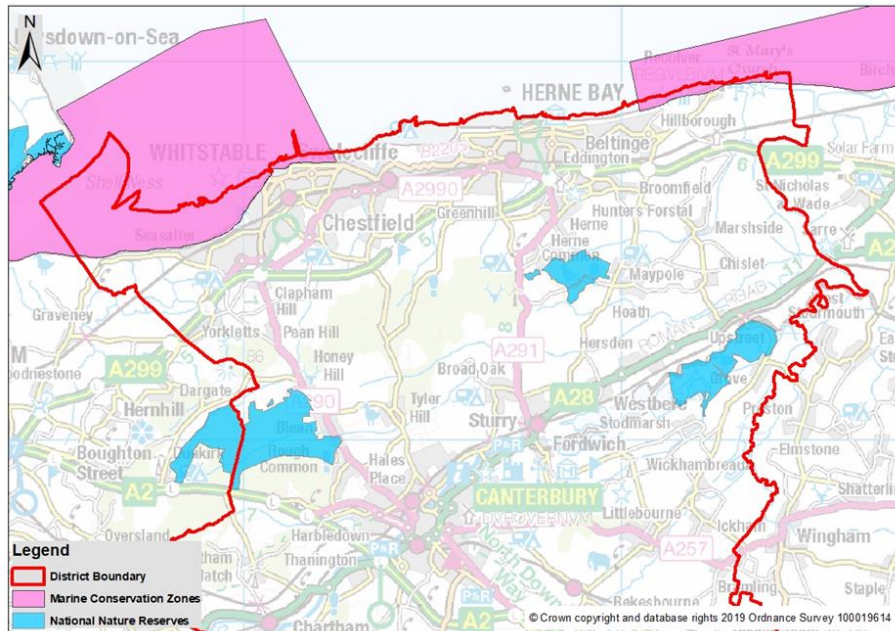


Figure 3.10 Marine Conservation Zones (MCZs) and National Nature Reserves (NNRs) within the District



Note: The NNR furthest to the East is Stodmarsh NNR, while the ones farthest North and West are both Blean Woods.

RSPB Reserves

3.4.12 There are two Royal Society for the Protection of Birds (RSPB) Reserves within the District:

- Seasalter Levels; and
- Blean Woods.

Local Designations

Local Nature Reserves (LNR)

3.4.13 LNRs are protected by statute, under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006, by principal local authorities. LNRs are designed to increase public enjoyment and understanding of nature, as well as promoting nature conservation. There are 11 LNRs within the District (see **Figure 3.11**):

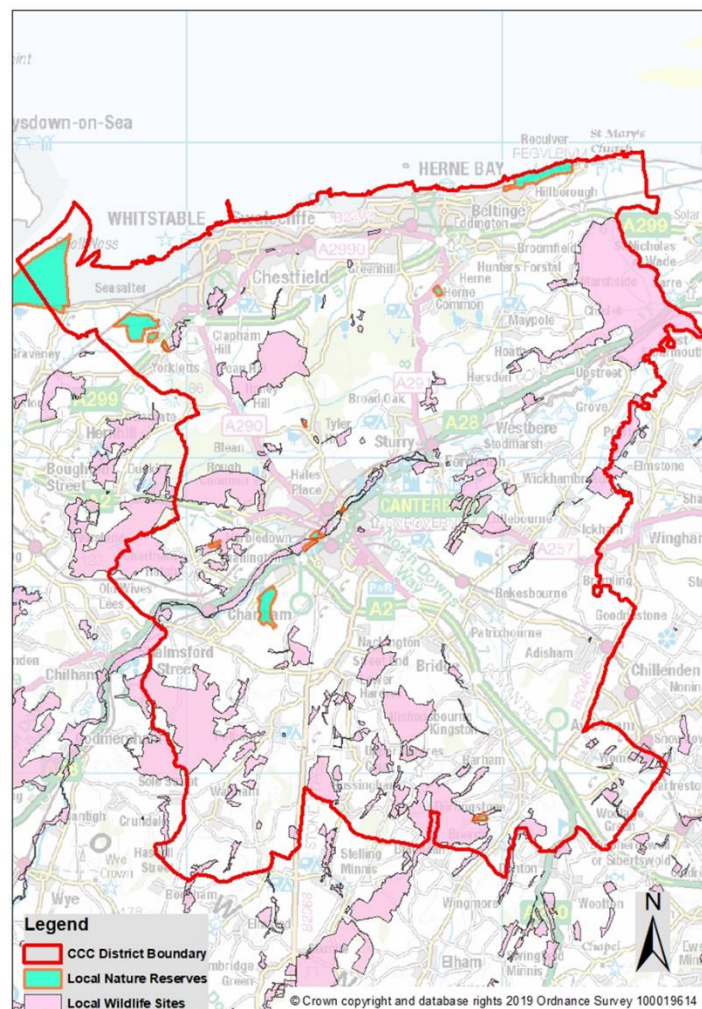
- Larkey Valley Wood;
- Bus Company Island;
- Curtis Wood;
- Seasalter Levels;
- Bishopstone Cliffs;
- Foxes Cross Bottom;
- Tyler Hill Meadow;

- Jumping Downs;
- No Man's Orchard;
- Whitehall Meadows; and
- South Bank of the Swale.

Local Wildlife Sites (LWS)

3.4.14 LWS are non-statutory sites of significant value designated for the conservation of wildlife. The range of habitats and geological features of local significance within the District has led to the identification of 49 LWS. These sites represent local character and distinctiveness and have an important role to play in meeting local and national targets for biodiversity conservation (see **Figure 3.11**).

Figure 3.11 Local Nature Reserves (LNR) and Local Wildlife Sites (LWS) in the District



Roadside Nature Reserves (RNR)

3.4.15 Roadside Nature Reserves (RNR) are a network of roadside verges that have been identified through the Road Verge Project (a partnership between Kent County Council, Kent Highways and Kent Wildlife Trust) as containing scarce or threatened habitats or species. Due to their linear nature

they also act as important wildlife corridors, enabling species to travel between other habitats. There are nine RNR within the District which are all managed by Kent Wildlife Trust.

Biodiversity Opportunity Area (BOA)

3.4.16 Biodiversity Opportunity Area (BOAs) produced by the Kent Biodiversity Partnership are spatial reflections of the Kent Biodiversity Strategy. They are areas where biodiversity improvements are likely to have the most beneficial results for establishing large habitat areas and/or networks. There are five BOAs within Canterbury District:

- East Kent Woodlands and Downs;
- Thanet Cliffs and Shore;
- Lower Stour Wetlands;
- The Blean; and
- North Kent Marshes.

Likely evolution of the baseline without the Local Plan

3.4.17 The potential future baseline, without the Local Plan:

- Although several sites will be protected under other designations, without strategic oversight there is a chance development will be built in inappropriate locations. This could have various impacts from secondary effects like increased traffic causing increased pollutants which could negatively affect species of fauna or flora, to the permanent loss of or irreversible damage to biodiversity.
- The Local Plan contains the policy which requires developers to contribute to SAMMs, so the loss of this policy will remove the connected and uniform mitigation approach across several districts. This could have subsequent effects of duplicating or missing essential mitigation leading to secondary negative impacts.

Key Sustainability Issues

- Ensure development does not negatively impact biodiversity, and conserve and enhance biodiversity and protected sites
- Minimising or mitigating any adverse impacts of coastal squeeze, increased levels of public access/disturbance, increased development and any associated impacts on the District's rich biodiversity
- To achieve biodiversity net gain to improve the environment including through the long-term enhancement and creation of well-connected, functional habitats.

3.5 Landscape, Land Use and Geology

Overview

3.5.1 Canterbury District is located in north-east Kent and consists of 30,885 hectares. The south of the District is part of the Kent Downs Area of Outstanding Natural Beauty (AONB). The north of the City contains landscape which is dominated by the extensive Blean Complex, an ancient woodland. Further north and east, the landscape is characterised by grazing marsh, wetland and saltmarsh and

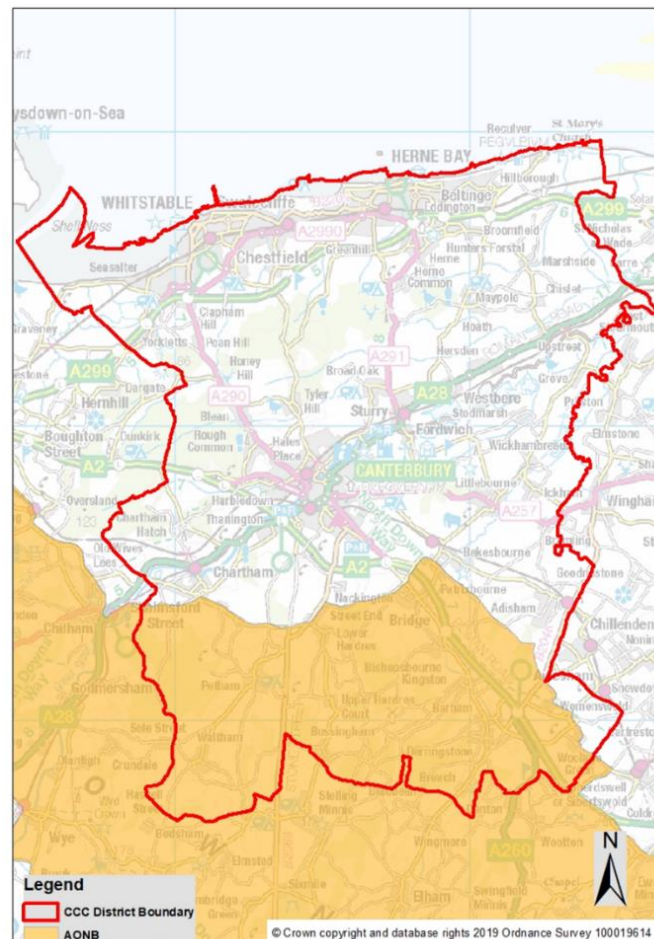
coastal environments. Canterbury's agricultural heritage has also shaped much of the Districts' landscape. As a result of significant landscape quality, large areas of the District have been designated for their landscape value and the diversity of these landscapes gives rise to a wide range of wildlife habitats and biodiversity.

Character Areas

Kent Downs Area of Outstanding Natural Beauty (AONB)

- 3.5.2 The Kent Downs AONB is a statutory national designation and covers about 27% of the District²⁰. The primary purpose of this designation is the conservation and enhancement of natural beauty, which relates not only to the area's landscape value but also its fauna, flora and geology. According to the Kent Downs AONB Management Plan most of the AONB within the District is within the landscape character area (LCA) labelled East Kent Downs, but there is a with a small section within the Stour Valley LCA²¹. See **Figure 3.12**.

Figure 3.12 Kent Downs Area of Outstanding Natural Beauty (AONB) within the District



²⁰ Designated area based on GIS data gathered from Natural England and Kent Wildlife Trust in June 2015.

²¹ Kent Downs AONB Management Plan 2014-2019. Available from: <https://www.kentdowns.org.uk/landscape-management/management-plan/>

National Character Area

- 3.5.3 159 national character areas were created by Natural England across England, due to each area being distinctive with a unique 'sense of place'. There are three national character areas covering the District²²:
- Greater Thames Estuary;
 - North Kent Plain; and
 - North Downs.

Canterbury District Landscape Character and Biodiversity Appraisal

- 3.5.4 The draft Landscape Character and Biodiversity Appraisal was updated in 2012 and split the District into 48 LCAs. This excluded the area of the District within the AONB as this is covered by the Kent Downs AONB Management Plan, and the urban areas (Canterbury, Herne Bay and Whitstable). The Appraisal is currently being reviewed with an updated version expected in 2021.

Seascape Character Assessment

- 3.5.5 A Seascape Character Assessment was produced for the Marine Management Organisations South East Inshore Marine Plan. The District's entire coastline is within the marine plans area and covered by the Swale, Kentish Flats and Margate Sand marine character area²³.

Landscape

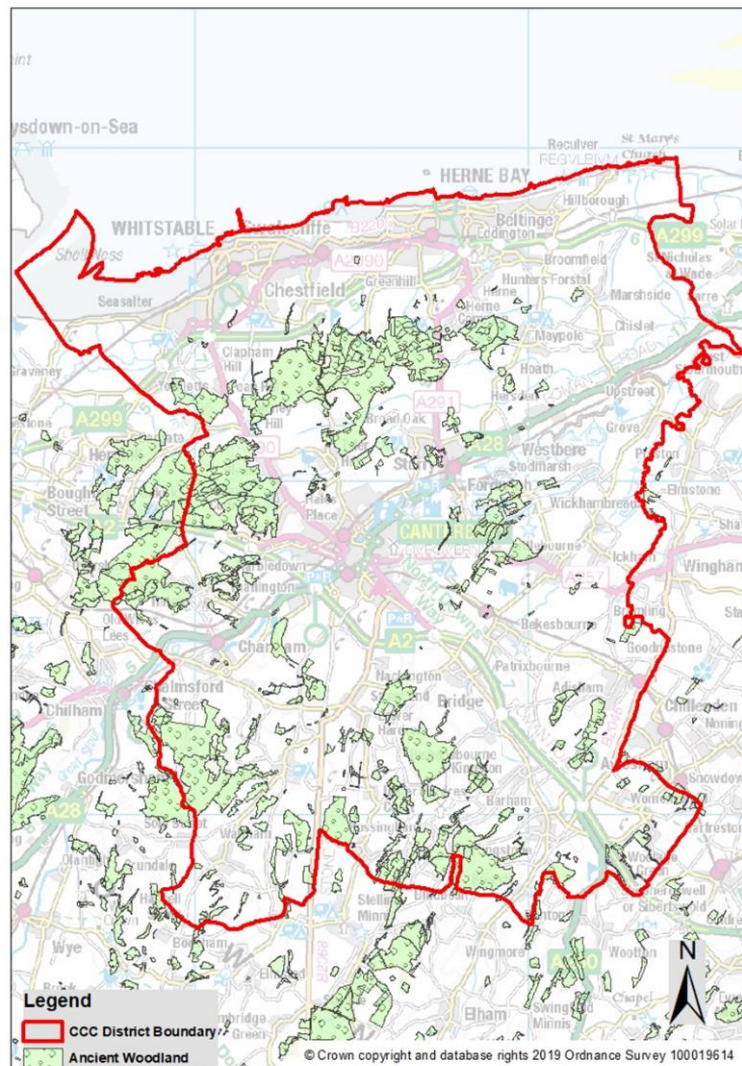
Ancient Woodland

- 3.5.6 Woodlands cover 15.6% of the district and most of this is ancient woodland (see **Figure 3.13**). Ancient woodland is land that has been continuously wooded since at least 1600, and, which are particularly important features of the historic landscape. Ancient woodlands are an important component of the District's biodiversity; especially The Blean woodlands and in the south-west of the district.

²² National Character Areas <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-south-east-england-and-london>

²³ MMO, 2018. Seascape Character Assessment for the South East Inshore marine plan area. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/750229/South_East_-_Seascape_character_assessment_report.pdf

Figure 3.13 Ancient woodland within the District



Agricultural Land

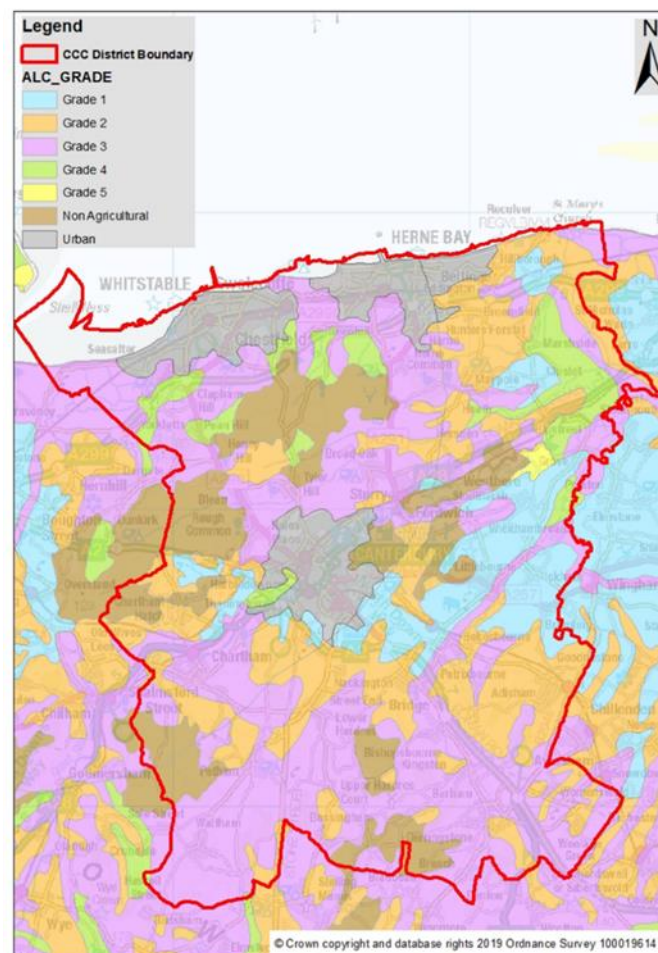
3.5.7 Agricultural land has been classified depending on its quality:

- Grade 1: Excellent quality agricultural land
- Grade 2- very good quality agricultural land
- Grade 3a – Good quality agricultural land
- Grade 3b – Moderate quality agricultural land
- Grade 4- poor quality agricultural land
- Grade 5- very poor quality agricultural land
- Non-agriculture- 'Soft' uses where most of the land could be returned relatively easily to agriculture, including: golf courses, private parkland, public open spaces, sports fields, allotments and soft-surfaced areas on airports/ airfields. Also active mineral workings and refuse tips where restoration conditions to 'soft' after-uses may apply.

- Urban- Built-up areas or 'hard' uses with relatively little potential for a return to agriculture including: housing, industry, commerce, education, transport, religious buildings, cemeteries. Also, hard-surfaced sports facilities, permanent caravan sites and vacant land; all types of derelict land, including mineral workings which are only likely to be reclaimed using derelict land grants.²⁴

3.5.8 The District has a reasonable mix of different quality of agricultural land. The slight majority appears to be Grade 3, but there is a reasonable amount of Grade 1: excellent quality (see **Figure 3.14**).

Figure 3.14 Agricultural Land Classification



Area of High Landscape Value (AHLV)

3.5.9 The District has five Area of High Landscape Value (AHLV) designations, because of their 'greater than local' importance and that their special importance requires particular policy recognition²⁵: These are subject to review through the Local Plan process.

- Canterbury AHLV (the Valley of the River Stour around Canterbury) has been identified to protect the historic and landscape setting of the City and the World Heritage Site.

²⁴ Ministry of Agriculture, Fisheries and Food, 1988. Agricultural Land Classification of England and Wales. Available from: <http://publications.naturalengland.org.uk/file/5526580165083136>

²⁵ Canterbury District Adopted Local Plan <https://www2.canterbury.gov.uk/media/1507001/Canterbury-District-Local-Plan-Adopted-July-2017.pdf>

- The North Downs AHLV is a landscape designation associated with the Kent Downs AONB. The designation includes land outside the AONB. These areas, associated with the AONB boundary, are deemed to have an important quality that is contiguous with the AONB designation.
- The Blean Woods AHLV identifies landscapes important to the character and setting of the Blean Wood Complex. It is important to preserve and enhance this landscape, with long term objectives to meet habitat network potential for woodland and heathland, particularly where it improves habitat connectivity of the Blean woodlands.
- The North Kent Marshes AHLV identifies an open and ecologically important landscape defined by open flat grazing land, with broad skies, few landscape features and a strong sense of remoteness, wildness and exposure. It forms part of an extensive complex of coastal marshes that flank the Swale Estuary along its northern and southern shores.
- The Wanstum Channel AHLV has been designated because of the strategic importance of this landscape in East Kent. The Wantsum Channel once separated the Isle of Thanet from the rest of Kent. The marshes form a dramatic open landscape of ditches and fields, reclaimed from the sea. The settlement pattern reflects the ancient coastline with most villages located on the old shoreline.

Undeveloped coast

- 3.5.10 Canterbury District contains attractive areas of undeveloped coast at Seasalter, Swalecliffe, Bishopstone and Reculver, which were previously designated under the adopted Local Plan to ensure only appropriate development was granted. The scenic importance of much of this coastline, and the adjoining countryside, is of countywide significance and parts have great scientific interest and recreational value. As the coastal hinterland merges into broad areas of countryside, no attempt was made to define an inland boundary.

Geology

- 3.5.11 The bedrock across the District is broadly split into three elements:
- Chalk (mainly to the South);
 - Thanet Sand Formation (mainly central and eastern); and
 - London Clay (Mainly North and West)²⁶.
- 3.5.12 Kent County Council (KCC) are the minerals and waste planning authority for Kent. There are three minerals safeguarded across various areas within the District which are designated to avoid the unnecessary sterilisation of mineral resources:
- Brickearth;
 - River Terrace Deposits; and
 - Sub-Alluvial River Terrace Deposits.

Regionally Important Geological / Geomorphological sites (RIGS)

- 3.5.13 Regionally Important Geological / Geomorphological sites (RIGS) are non-statutory Earth Science sites designated by locally based RIGS Groups. RIGS are considered to be important as an educational, research, historical or recreational resource using locally developed criteria. The RIGS notification to landowners and local authorities is one way of recognising and thereby protecting

²⁶ Canterbury City Council Strategic Flood Risk Assessment

these important Earth Science and/or landscape features for the future. There are currently five RIGS sites in the Canterbury District:

- Chislet Colliery Tip;
- Cooper's Pit;
- Long Rock;
- Bramling Quarry; and
- Chartham Hatch Pit.

Likely evolution of the baseline without the Local Plan

3.5.14 The potential future baseline, without the Local Plan:

- Although some landscape would still have protection under other designations, without strategic oversight there is a chance development will be built in inappropriate locations. For the landscape this could have various impacts from secondary effects like increased traffic causing increased pollutants which could negatively affect species of fauna or flora which make up the landscape, to the permanent loss of or irreversible damage to the landscape.
- Without strategic oversight there is a chance development will be built in inappropriate locations. For geology this could have various impacts from limiting future extraction, to causing permanent loss or damage geological resources.
- Without a strategic planning framework for the area there is a chance that the best and most versatile agricultural land may be lost to inappropriate development

Key Sustainability Issues

- To conserve and enhance landscape character and protected sites, by limiting damage to sites which are deemed important for their landscape
- Ensuring limited damage to sites which are deemed important for their geological or mineral resources; including minimising developments which could prevent or hinder essential extractions.

3.6 Water: Flooding, Quality and Resources

Flooding

3.6.1 Historically in the District there have been a few significant flooding events, namely:

- 1953 North Sea Surge;
- 1978 Storm;
- 1987 Hurricane;
- 1996 Storm;
- April 2000 Floods;
- Winter 2000/2001 Floods;
- August 2007 Flash flooding in Whitstable; and

- Winter 2013/14 Floods²⁷.

- 3.6.2 The Canterbury City Strategic Flood Risk Assessment (SFRA) sets out an assessment of flood risk from all sources (rivers, surface water, groundwater and coastal) and provides information to help support decision making to avoid exacerbating flood risk issues. The Environment Agency identifies areas that are technically at risk of flooding by flood zone.²⁸ Due to the amount of water within and surrounding the District there are large portions within a flood zone. Flood zones 2 and 3 are mainly found alongside the coast and surrounding the main watercourses. Canterbury City Centre is especially at risk of flooding as some of the land sounding the River Stour is classified as functional floodplain (Zone 3b).
- 3.6.3 There are a number of watercourses within the District, some of which can be categorised as main rivers:
- River Great Stour;
 - Petham Bourne;
 - Nailbourne/Little Stour;
 - Sarre Penn;
 - Oyster Coast Brooks;
 - Gorrell Stream;
 - Kite Farm Ditch;
 - Swalecliffe Brook;
 - West Brook; and
 - Plenty Book²⁹.
- 3.6.4 Canterbury District has 21.6 kilometres of coastline with over 10km being low-lying. Sea defences have been constructed along the entire length of the districts low-lying frontage. These are extensive formal defences, mainly comprising of concrete seawall, fronted by a large shingle beach, kept in place by groynes which are generally close together to try and ensure a sufficient volume of beach is maintained within each groyne bay. The majority of locations have a relatively stable beach but the beaches are monitored at least 3 times per year as part of the Regional Strategic Coastal Monitoring Programme.
- 3.6.5 There are few physical flood defence structures on the watercourses within the District, although the Great Stour does have various floodwalls and sluice gates through Canterbury's City Centre. Many of the watercourse have benefitted from flood alleviation schemes and various improvement works over the last 20 years³⁰.

²⁷ Canterbury City Council Strategic Flood Risk Assessment (2011)

²⁸ Zone 1 – Low probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year, less than 0.1%. Zone 2 – Medium probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% -0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in any year. Zone 3 – High probability. Zone 3a- land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any one year Zone 3b- Functional Floodplain- land which would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designated to flood in an extreme (0.1%) flood.

²⁹ Canterbury City Council Strategic Flood Risk Assessment (2011)

³⁰ Canterbury City Council Strategic Flood Risk Assessment (2011)

Water Supply

- 3.6.6 The Districts potable water is supplied by two different water companies: South East; and Southern Water. Southern Water also provide the wastewater and sewage services for the entire District. South East Water are currently considering the option of a new reservoir at Broad Oak.
- 3.6.7 Groundwater Source Protection Zones (SPZ) can be found within the District, mainly to the South. These are split into three zones with zone 3 covering a substantial part of the south east and south west of the District.³¹ Nitrate Vulnerable Zones (NVZ) are areas designated as being at risk from agricultural nitrate pollution. There are four of these zones within the District, all to the south:
- Patricbourne- groundwater;
 - Great Stour- surface water;
 - East Kent- groundwater; and
 - Wingham River- surface water.
- 3.6.8 There is a Drinking Water Safeguard Zone (DWSZ) for groundwater covering an area around, and inclusive of, Adisham and Womenswold. The area is designated because the use of certain substances (including fertilisers, pesticides or other chemicals) must be carefully managed to prevent the pollution of water that is abstracted for use as drinking water.
- 3.6.9 The 2016 Kent Water for Sustainable Growth Study³² stated that the capacity headroom was not in place at wastewater treatment works (WwTW) to meet planned development and additional capacity was required to support new development. Ensuring that the capacity of WwTW is in place to treat wastewater is key to supporting new growth.

Likely evolution of the baseline without the Local Plan

- 3.6.10 The potential future baseline, without the Local Plan:
- Although there is some protection, without strategic oversight, there is a chance development could occur within areas at risk of flooding without the appropriate mitigation risking human lives.
 - Although there is some protection, without the strategic oversight, there is a chance development could occur within SPZ, NVZ or DWSZ which could have an adverse effect on water quality.
 - Water availability in the wider area may be affected by expected regional increases in population and by an increased occurrence of droughts due to climate change. Poorly planned development could lead to unsustainable pressure on an already water-stressed region and potentially compromise the capacity of water companies to jointly plan for future needs.

³¹ There are the SPZ: Zone 1: (Inner Protection Zone) - This zone is defined by a travel time of 50-days or less from any point within the zone at, or below, the water table. Additionally, the zone has as a minimum a 50-metre radius. It is based principally on biological decay criteria and is designed to protect against the transmission of toxic chemicals and water-borne disease.

Zone 2: (Outer Protection Zone) - This zone is defined by the 400-day travel time from a point below the water table. Additionally, this zone has a minimum radius of 250 or 500 metres, depending on the size of the abstraction. The travel time is derived from consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants.

Zone 3: (Total catchment) - This zone is defined as the total area needed to support the abstraction or discharge from the protected groundwater source.

³² Aecom prepared for Kent County Council (2016) Kent Water for Sustainable Growth

Key Sustainability Issues

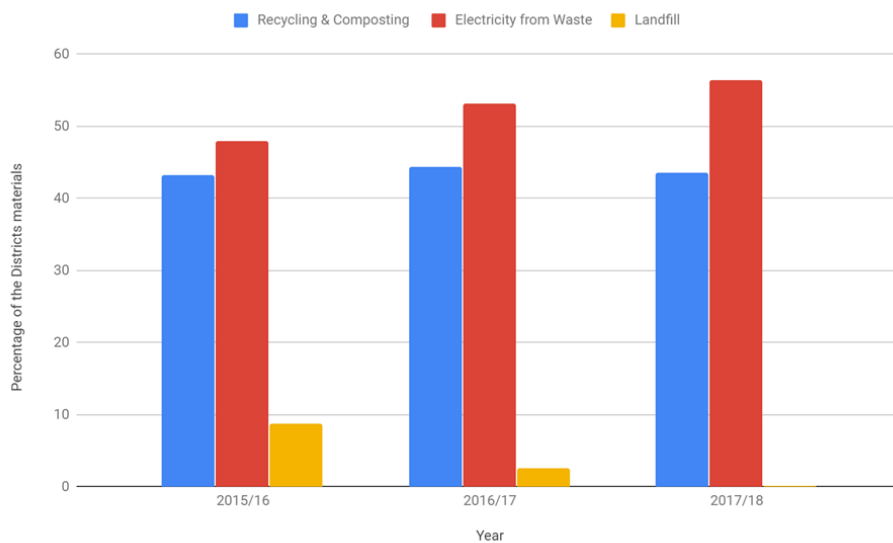
- Prepare against flooding and ensure development is appropriately placed. Where necessary, ensure the appropriate mitigation or development design is used.
- Protect groundwater especially within SPZ, NVZ and DWSZ.
- Ensure there is a sufficient supply of water and adequate capacity at wastewater treatment works.
- The need to manage and protect water resources in response to climate change, population growth and lifestyle choices.

3.7 Waste

Waste collection and disposal

- 3.7.1 The Council is the Waste Collection authority and is responsible for collecting household waste from residents’ houses (referred to as Kerbside collections) in purpose built refuse vehicles. The general and recyclable waste is taken to contracted Disposal Outlets which are managed by Kent County Council (KCC) who are the Waste Disposal Authority (WDA).
- 3.7.2 KCC, as the WDA, are not only responsible for the waste from kerbside collection, but are responsible for the Household Waste Recycling Centres, of which there are two within the district located in: Canterbury; and Herne Bay.
- 3.7.3 Since 2015/16 the amount of waste sent to landfill has dropped from 8.72% to 0.1% in 2017/18, which means more waste is being reused. The amount going to recycling and composting has stayed mostly steady, while the amount being converted into electricity has been steadily increasing as an alternative to sending the waste to landfill. See **Figure 3.15**.

Figure 3.15 Percentage of the District’s waste which is disposed by different methods



Likely evolution of the baseline without the Local Plan

- 3.7.4 The potential future baseline, without the Local Plan:



- Other legislation should ensure waste is managed in line with the waste hierarchy, however without a local plan it would be challenging to ensure developers consider their waste and how new developments will deal with their waste (i.e. bin stores or whether refuse collectors can gain access to remove the waste).

Key Sustainability Issues

- Ensuring the waste hierarchy continues to be implemented meaning only a low proportion of waste continues to go to landfills, while reuse options (recycling, composting and electricity) continue to increase as the preferred option.
- The need to reduce the volume of construction, demolition and excavation wastes produced by new developments, change of uses or conversions.

3.8 Population and Human Health

Population

3.8.1 **Table 3.3** demonstrates that KCC's area had a population of 1,463,740 in 2011. The population of the KCC area grew by +10.1% between 2001 and 2011 which is a faster rate than both the national average and the South East average (+7.9%). The District's population grew by 15,868 (11.7%) between 2001 and 2011, which was the second largest increase (in real terms) of any district in the county. The rate of growth was also higher than both regional and national levels (7.9%).

Table 3.3 Total population change between 2001 and 2011 in Kent Local Authority Areas

Area	2001	2011	2001/2011 Change	
			No.	%
Ashford	102,673	117,956	15,283	14.9%
Canterbury	135,277	151,145	15,868	11.7%
Dartford	85,906	97,365	11,459	13.3%
Dover	104,571	111,674	7,103	6.8%
Gravesham	95,712	101,720	6,008	6.3%
Maidstone	138,945	155,143	16,198	11.7%
Sevenoaks	109,309	114,893	5,584	5.1%
Shepway	98,238	107,969	11,731	12.2%
Swale	122,808	135,835	13,027	10.6%
Thanet	126,700	134,186	7,486	5.9%
Tonbridge & Malling	107,566	120,805	13,239	12.3%
Tunbridge Wells	104,038	115,049	11,011	10.6%
Kent	1,329,719	1,463,470	133,751	10.1%
South East	8,000,645	8,634,750	634,105	7.9%
England	49,138,831	53,012,456	3,873,625	7.9%

Source: ONS³³

³³ Office for National Statistics, released 24 September 2012. 2011 Census Table PP04: Resident population by 5 year age group

- 3.8.2 Mid-year population estimates show an increase in the District's population over recent years at mid-2019 stood at 165,394. The median age decreased from 39.5 in 2011 to 37.7 in 2017, however in 2018 the median age rose to 38 and rose further to 38.2 in 2019 (see **Table 3.4**). Mid-2019 data estimates a population split of 81,420 males (49.2%) and 83,974 females (50.8%).

Table 3.4 Mid-Year Population Estimates for Canterbury District

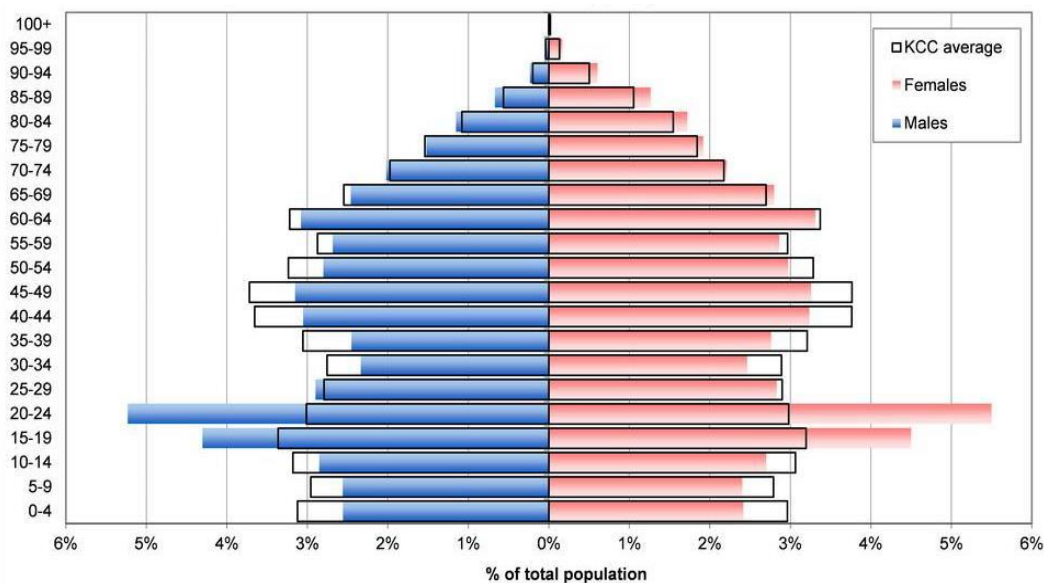
Mid- year	Total Population	Median Age
2011	150,600	39.5
2012	153,223	39.2
2013	154,941	39
2014	157,044	38.9
2015	159,663	38.4
2016	162,502	37.8
2017	164,100	37.7
2018	164,553	38
2019	165,394	38.2

Source: ONS³⁴

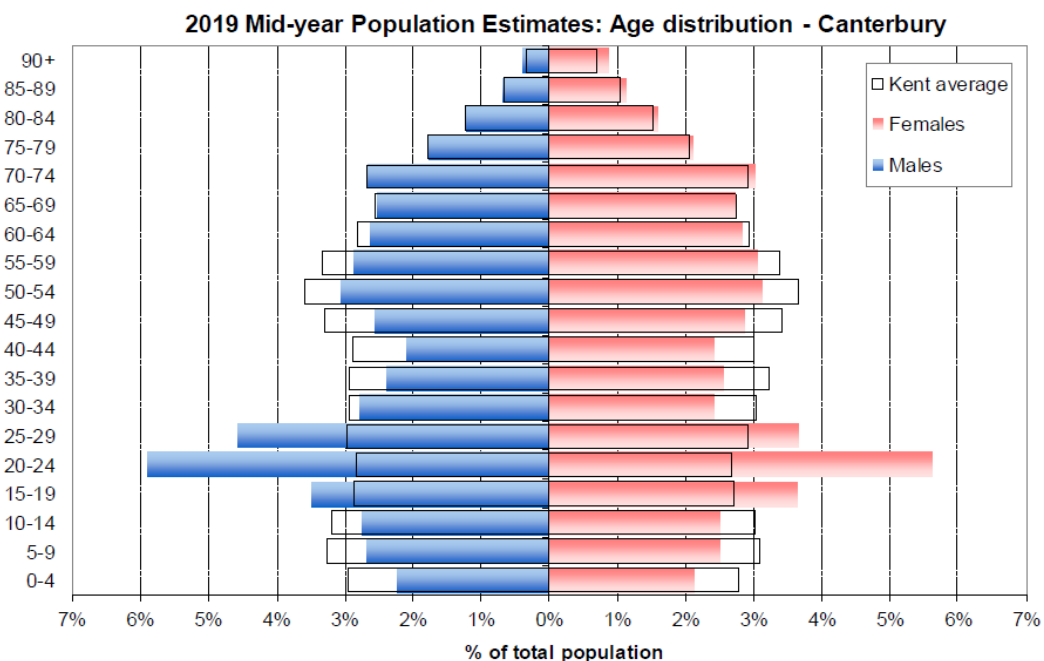
- 3.8.3 The age distribution in 2011 showed that Canterbury District had a high proportion of 15-24 year olds (**Figure 3.16**); this is higher than the KCC area average potentially due to large amounts of students attending Canterbury District's multiple higher and further education institutions. Canterbury District's older population (80+ years old) was also slightly higher than the KCC area average.
- 3.8.4 Within the 2019 mid-year estimates, 18.6% (30,900) of the District's population is within the 15-24 age range which suggests a reasonable amount of individuals within the education age range. As a percentage this age group, and those aged 25-29, is much higher than the KCC average. The number of people in the 20-29 and 70-79 age range have both increased by over 30% since 2011, while only the 10-19 and 40-49 ages have decreased between 2011 and 2019.

³⁴ Office for National Statistics, Mid-year estimates of the population: Mid-2019 using April 2020 LA boundaries

Figure 3.16 Age distribution of the population within the District in 2011 and 2019 (mid-year estimate).



Source: 2011 Census, Office for National Statistics © Crown Copyright
 Chart presented by Business Intelligence, Research & Evaluation, Kent County Council



Source: Kent County Council Strategic Commissioning Statistical Bulletin (May 2020)

Household Deprivation

Index of Multiple Deprivation

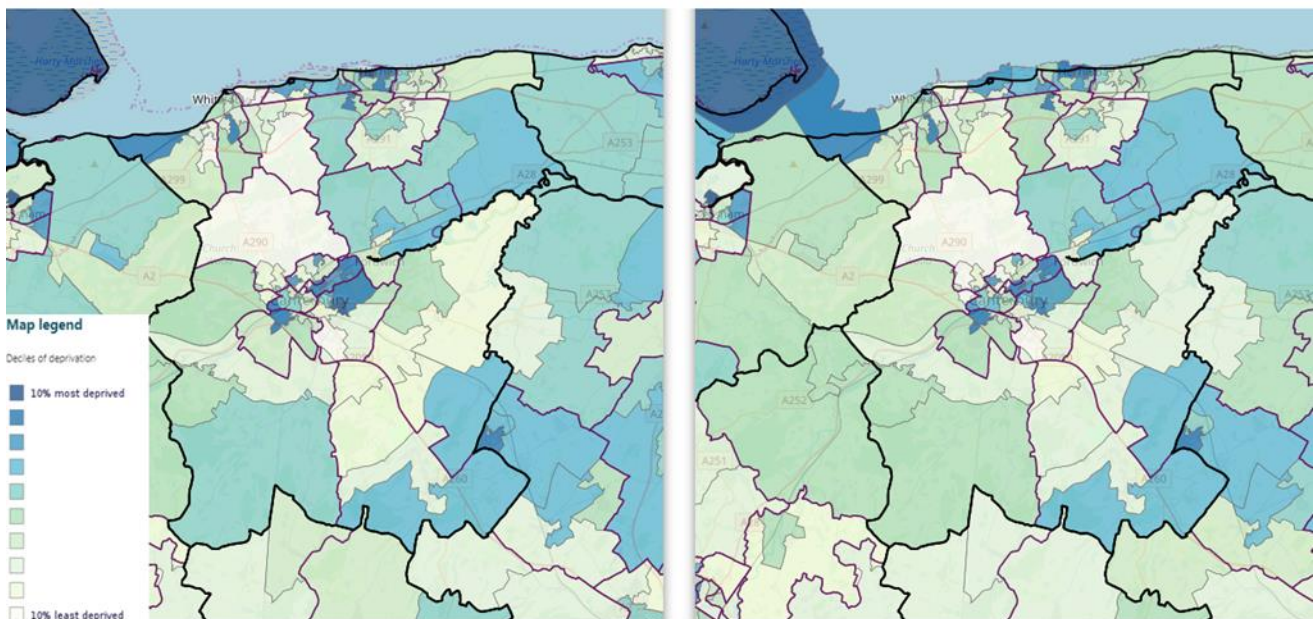
- 3.8.5 In terms of deprivation, in 2019, Canterbury was ranked 185th out of 326 English authorities. This is a slight decrease from ranking 183rd in 2015 and reflects a slight improvement in levels of deprivation using these measures.
- 3.8.6 The Office of National Statistics (ONS) assesses deprivation at a very localised level known as Lower Super Output Areas (LSOAs). England was divided into 32,844 LSOAs, with 90 of them within



Canterbury District. Of these 90 LSOAs within the District, two (Barton and Heron wards) are within the 10% most deprived as opposed to none in 2015. Canterbury has six of the most deprived LSOAs in Kent (Barton, Heron (2), Gorrell, Seasalter and Wincheap).³⁵

3.8.7 The map below (**Figure 3.17**) indicates the deprivation levels in all of the Lower Super Output Areas in Kent, where dark blue is 0-10% (representing the most deprived areas). The maps show the differences between 2015 (on the right) and 2019 (on the left). As can be seen below, overall, there is little change in deprivation across the District using these measures. However, in Kent overall, Thanet continues to rank as the most deprived authority and Tunbridge Wells the least. Canterbury performs similarly to 2015 (see **Figure 3.18**).

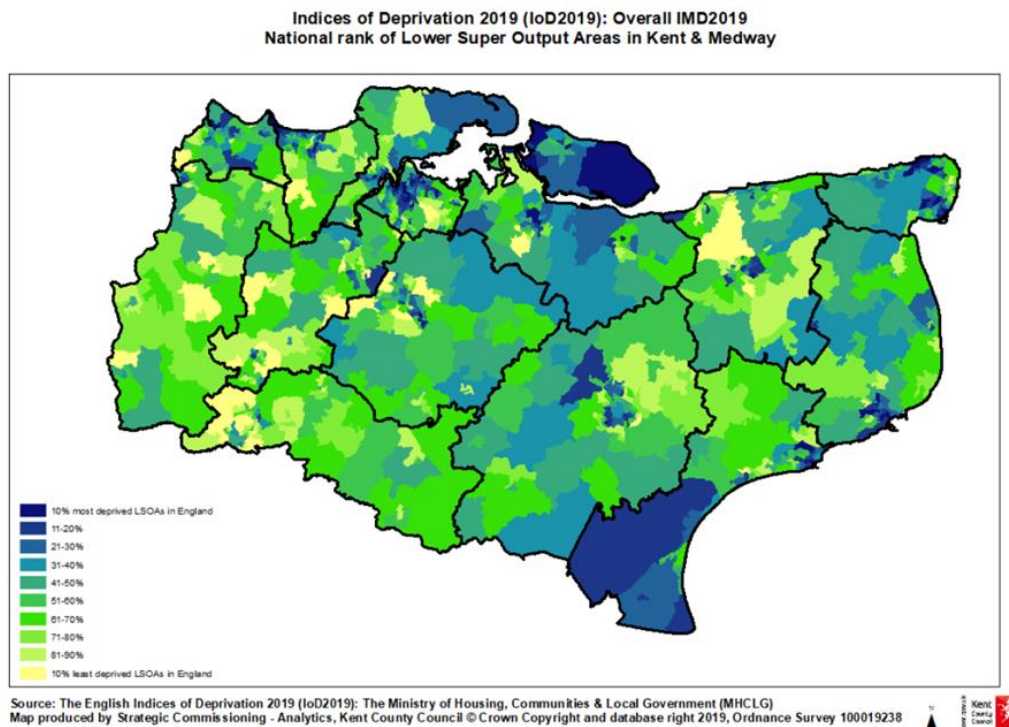
Figure 3.17 IMD comparison for lower super output areas (2019 and 2015)



Source: MHCLG – The English Indices of Deprivation 2019 (2019 on the left, 2015 on the right)

³⁵ KCC, January 2020. Strategic Commissioning Statistical Bulletin - The Index of Multiple Deprivation (IMD 2019): Headline findings for Kent. Available from: https://www.kent.gov.uk/data/assets/pdf_file/0006/7953/Indices-of-Deprivation-headline-findings.pdf

Figure 3.18 IMD across LSOA in Kent and Medway (2019)



Source: KCC, January 2020. Strategic Commissioning Statistical Bulletin - The Index of Multiple Deprivation (IMD 2019): Headline findings for Kent

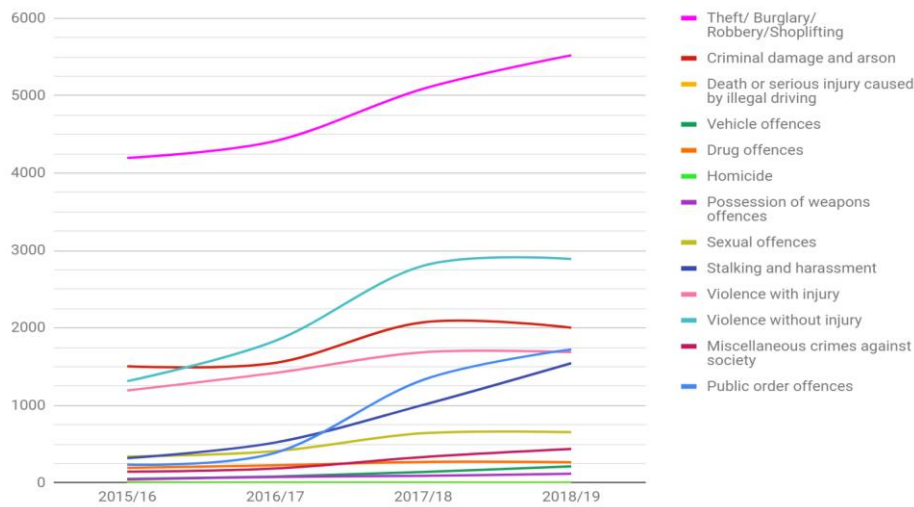
Crime

3.8.8

Most types of crimes reported have increased in recent years. It is important to note that in 2017 Kent police were found to have inadequate crime-recording arrangements. When reassessed in 2018 they were found outstanding with an estimated improvement from 83.6% to 96.6% of crime being recorded when reported³⁶. This could partially explain the increase across almost all types of crimes. See **Figure 3.19**.

³⁶ Her Majesty's Inspectorate of Constabulary and Fire & Rescue Services (HMICFRS)
<https://www.justiceinspectors.gov.uk/hmicfrs/publications/kent-crime-data-integrity-re-inspection-2018/>

Figure 3.19 Crimes reported between 2015 and 2019

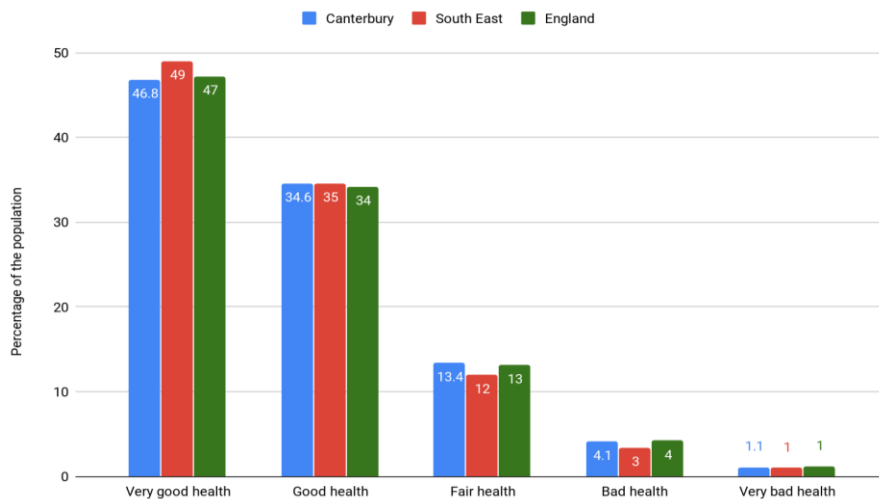


Source: Home Office ^{37 38}

Health

3.8.9 In 2011, the majority of the District had very good health. Only 18.6% of the population had fair to very bad health within the District, this was higher than both the South East and England (see **Figure 3.20**).

Figure 3.20 General health of the population of the District, South East and England



Source: ONS, Census 2011. Table QS302EW: General Health

3.8.10 In 2011, 81.9% of the District’s residents stated that their day-to-day activities were not limited (see **Table 3.5**). This was lower than both the South-east region and England. However, between limited a lot and limited a little, more people in the district stated their day-to-day activities were limited a little.

³⁷ Offence subgroups from the Home Office’s statistics have been combined into general offence groups.

³⁸ Home Office, 2019. Official statistics- Police recorded crime and outcomes. Outcomes open data year ending March 2019 table.



Table 3.5 Percentage of the population limited in day to day activities due to long term health

Area name	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to-day activities not limited
Canterbury	8.2	9.9	81.9
South East	6.9	8.8	84.3
England	8.3	9.3	82.4

Source: ONS, Census 2011. Table QS303EW: Long Term Health Problem or Disability

3.8.11 The Public Health England (PHE) Local Authority Health Profile 2019³⁹ shows that life expectancy for both men (79.2) and women (83.4) is similar to the England average (79.6/83.2) but lower than the regional value (80.7/84.1). Life expectancy varies across the District and is 6.5 years lower for men and 5.1 years lower for women in the most deprived areas of Canterbury than in the least deprived areas. For many measures of health (excess weight in Year 6 children/adults, rates of sexually transmitted diseases, hospital admissions, deaths from cardiovascular diseases) the District performs better than the national average. The Kent County Council Joint Strategic Needs Assessment (JSNA)⁴⁰ sets out the key health issues affecting the area and a range of recommendations to address the challenges. The JSNA recognises the growing ageing population presents particular challenges for health in Kent, including for hospital admissions, dementia care and multi morbidities under the life stage of *Ageing Well*.

Likely evolution of the baseline without the Local Plan

3.8.12 The potential future baseline, without the Local Plan:

- Due to the high number of student aged individuals within the District, it is highly likely development related to education, in particular universities, would increase and without a strategic overview there is a potential the developments would not be appropriately located or sustainable.
- An increase in population will place an increasing demand on services, health facilities and sport and recreation facilities. To counteract the increase in demand related developments are likely and without strategic overview these could be inappropriate facilities or inappropriately located because the District's needs and changing demographics have not been considered.
- Securing contributions from developments would be difficult, if not impossible, for new facilities, or improvements to existing health or community facilities. This could have a knock-on effect on the availability of and access to services.

Key Sustainability Issues

- Ensuring everyone in the District's growing, ageing population have their needs considered and where possible provided for.
- Improving the deprivation within the District, especially for the 6 LSOAs that are within the most deprived areas in Kent within the Index of Multiple Deprivation (2019).
- Ensuring community infrastructure and services (such as GPS), are available and accessible to all communities and residents, and improving those where necessary.

³⁹ Available from: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E07000106.html?area-name=Canterbury>

⁴⁰ Available from: <https://www.kpho.org.uk/joint-strategic-needs-assessment>

- Supporting those within the District who are 'limited a lot' in their day-to-day activities.
- Ensure that formal and informal opportunities for all to take part in sport and be physically active are protected, provided and enhanced.

3.9 Historic Environment

Heritage Assets

3.9.1 The District has a rich history, highlighted by the following designated Heritage Assets located in the District (see **Figures 3.21 to 3.25** for locations):

- World Heritage Site;
- 97 Conservation Areas;
- 53 Scheduled monuments;
- 2 Registered Parks and Gardens;
- 1,880 Listed Buildings;
- 447 Locally Listed buildings;
- 1 Protected Wreck and 1 pending; and
- 1 Area of Archaeological Importance, of which there are only 5 sites nationally.

3.9.2 In addition, the District also includes a number of undesignated heritage sites including an excess of 9,000 archaeological sites and finds, historic buildings and other assets.

Figure 3.21 World Heritage Site and Area of Archaeological Importance

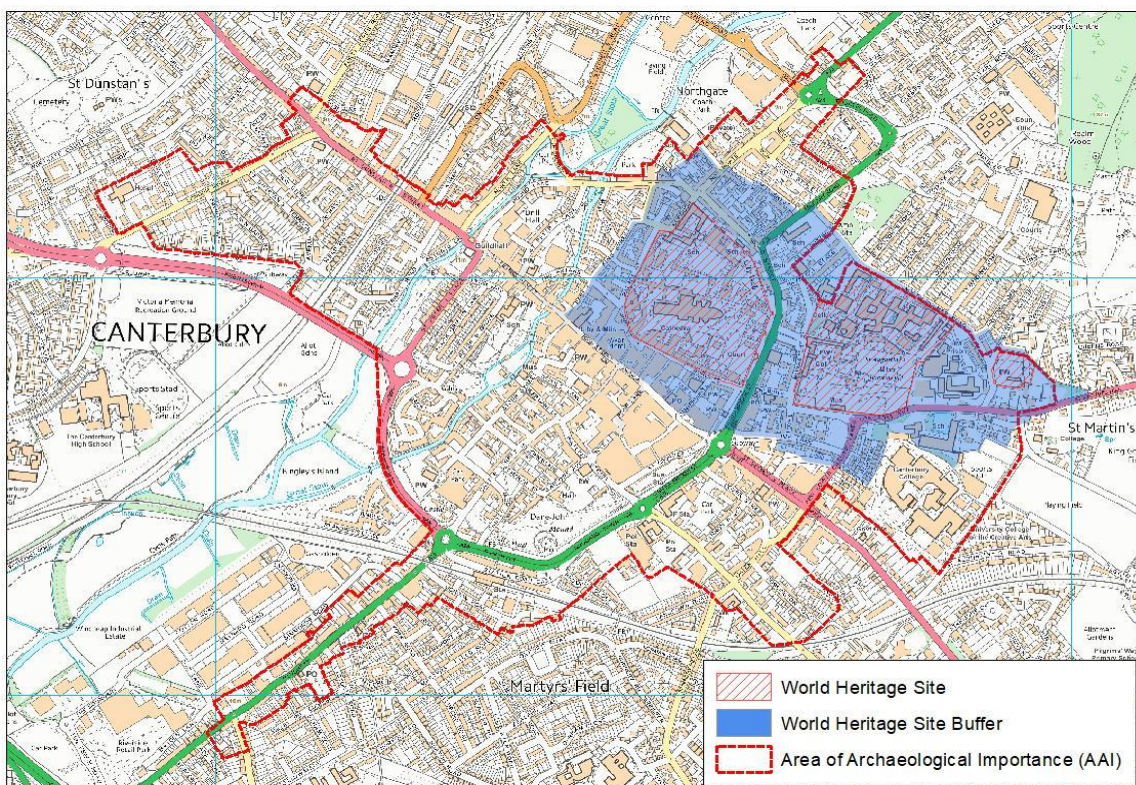


Figure 3.22 Scheduled Ancient Monuments within the District

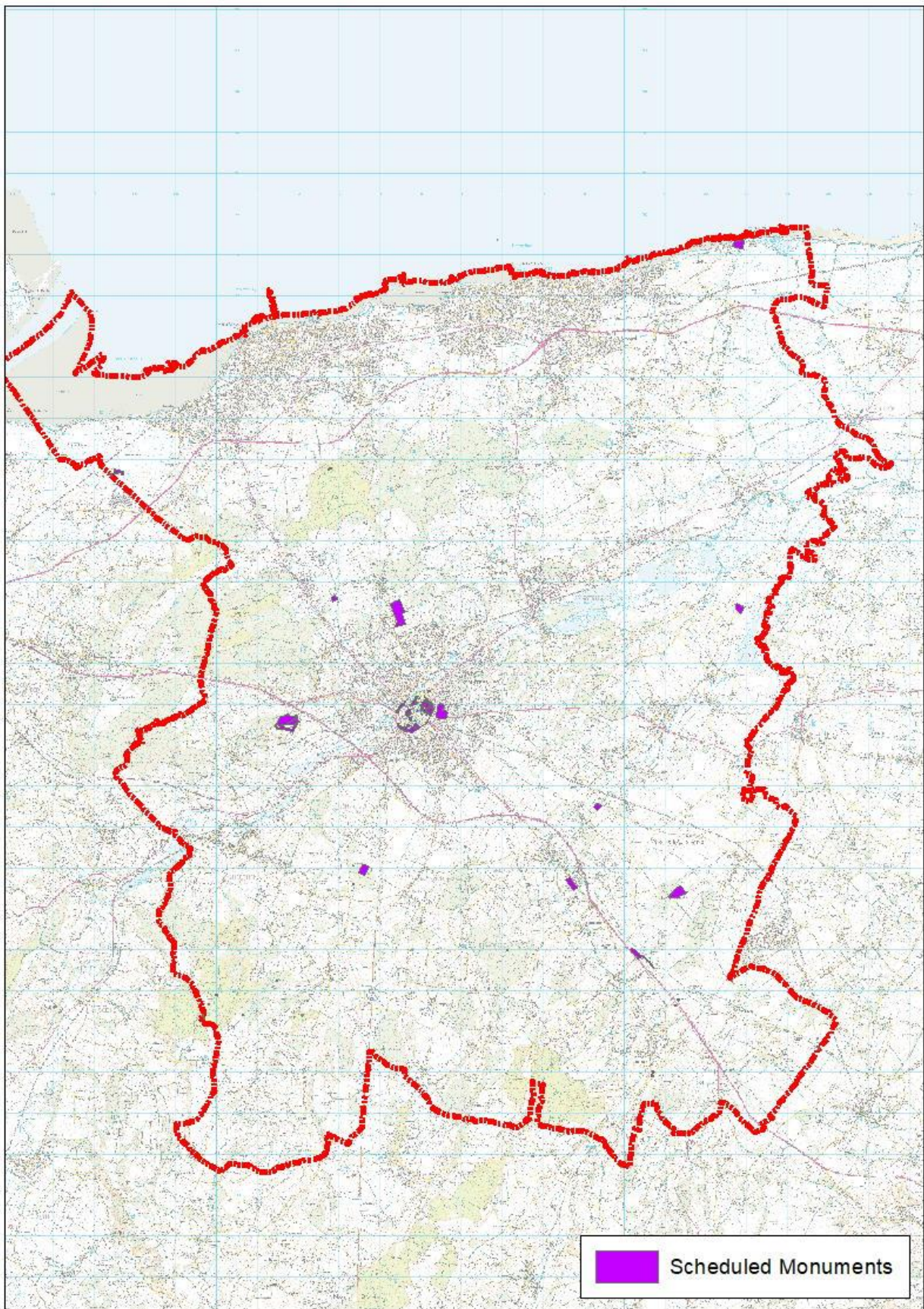


Figure 3.23 Listed buildings within the District by grade

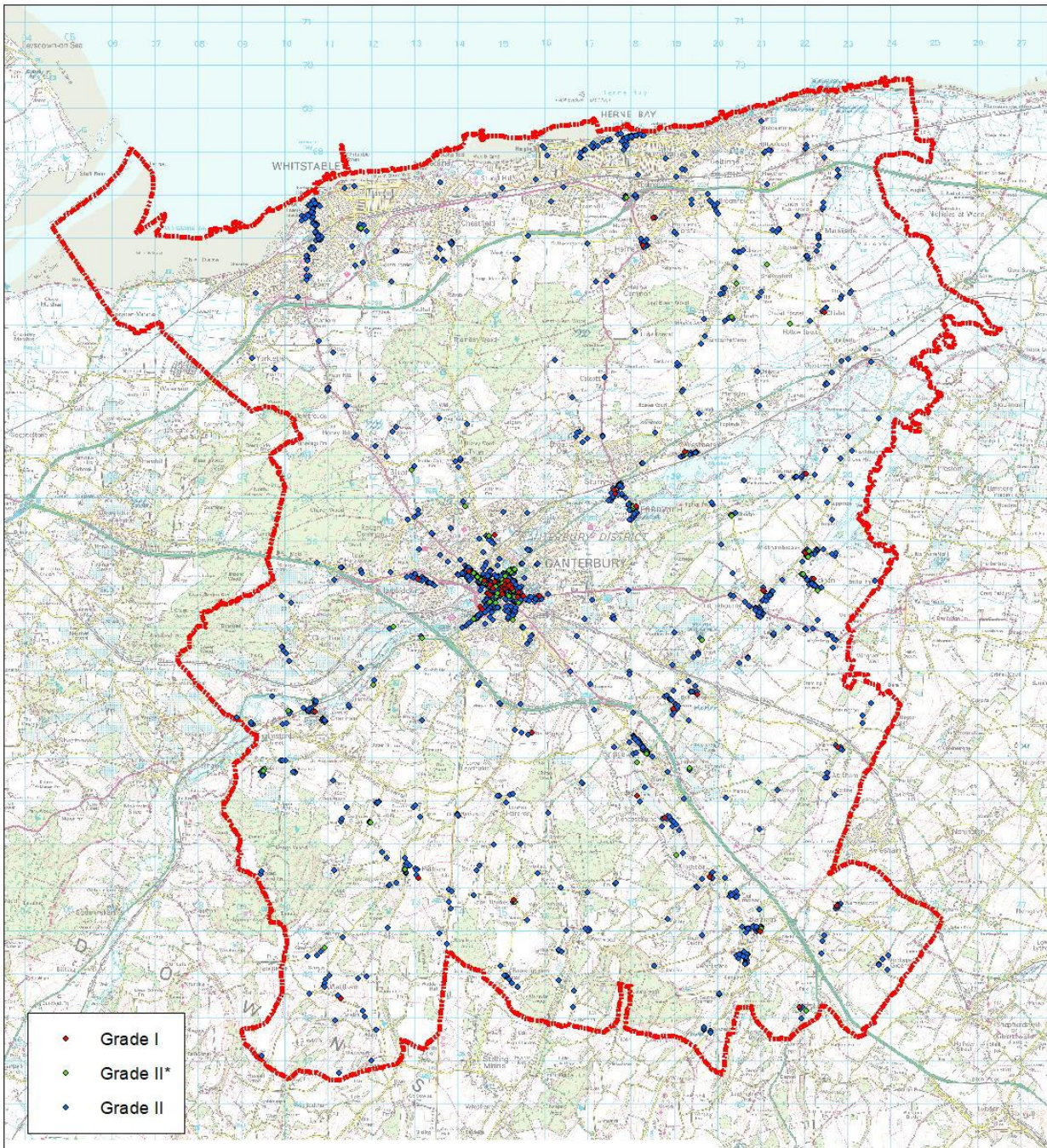


Figure 3.24 Registered Parks and Gardens – Broome Park

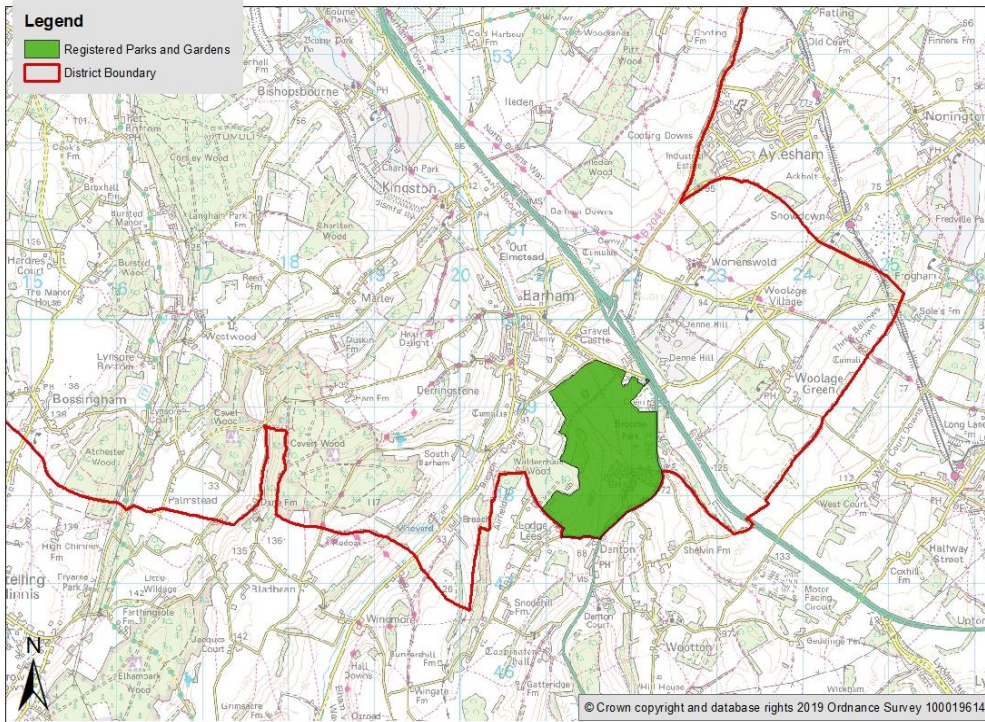
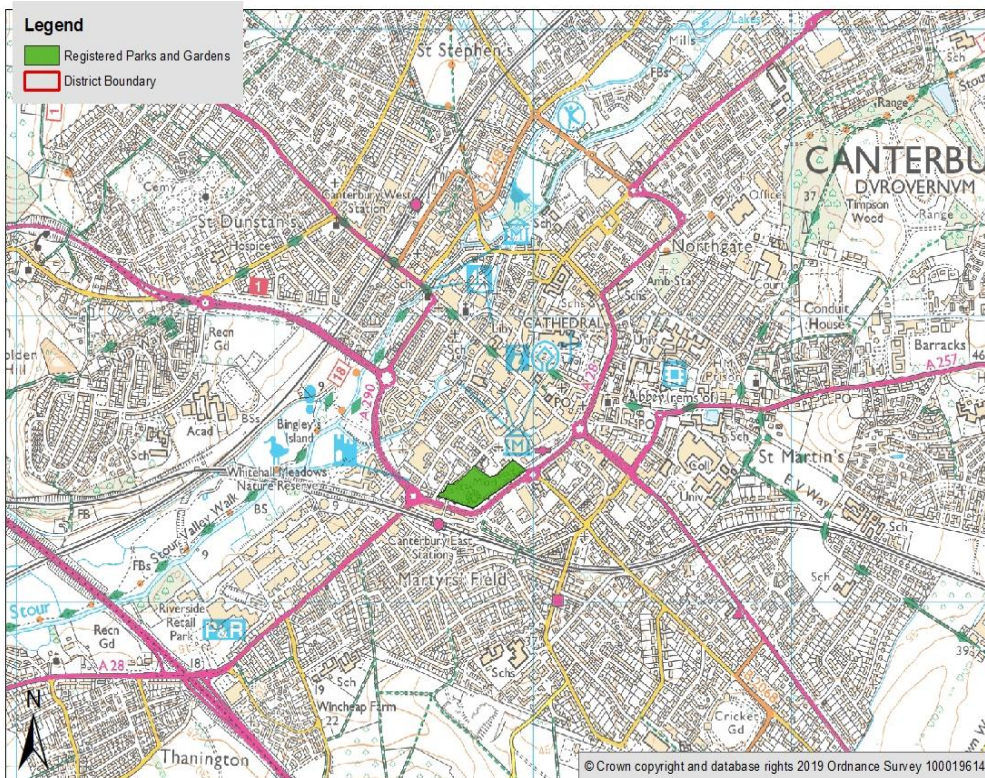


Figure 3.25 Registered Parks and Gardens – Dane John Gardens



Heritage at Risk (HAR) Register

- 3.9.3 The HAR register was launched by Historic England in 1998 and refers to a heritage asset (listed buildings, scheduled monuments, conservation areas, etc.) that has been identified as being at risk of being lost as a result of neglect, decay or inappropriate development. The national register is updated and managed by Historic England annually comprising Scheduled Monuments, and Grade I and II* listed buildings and is publicly available⁴¹.
- 3.9.4 The Council maintains a Local HAR Register, which includes those national assets identified by Historic England, and also those assets identified by the Council at a local level including grade II listed buildings and endangered buildings in conservation areas. The Local Register is based on a detailed working knowledge of the District. The Local HAR Register provides an additional repository of information on local historic assets, which helps improve the protection, conservation and management of heritage in Canterbury District. The Local HAR Register currently has 7 entries comprising 5 grade II listed buildings; 1 curtilage listed building; and 1 locally listed terrace.

Likely evolution of the baseline without the Local Plan

- 3.9.5 The potential future baseline, without the Local Plan:
- Across the District there are heritage assets with statutory designations to protect them, as well as a recently adopted Heritage Strategy which provides some strategic direction. Therefore, without a local plan the chance of substantial issues is limited, however there would not be any policies to reinforce the Heritage Strategy or ensure that developments are appropriately located. Inappropriately located development could have a range of negative effects from not fitting in with the character of a conservation area, to the irreversible loss or damage historic features.

Key Sustainability Issues

- Ensure the heritage of the District is protected, promoted and allowed to prosper.
- Minimise adverse impacts on all heritage assets caused by development. This includes conservation areas, as the quality of the historic environment is coming under increasing pressure from competing land uses.

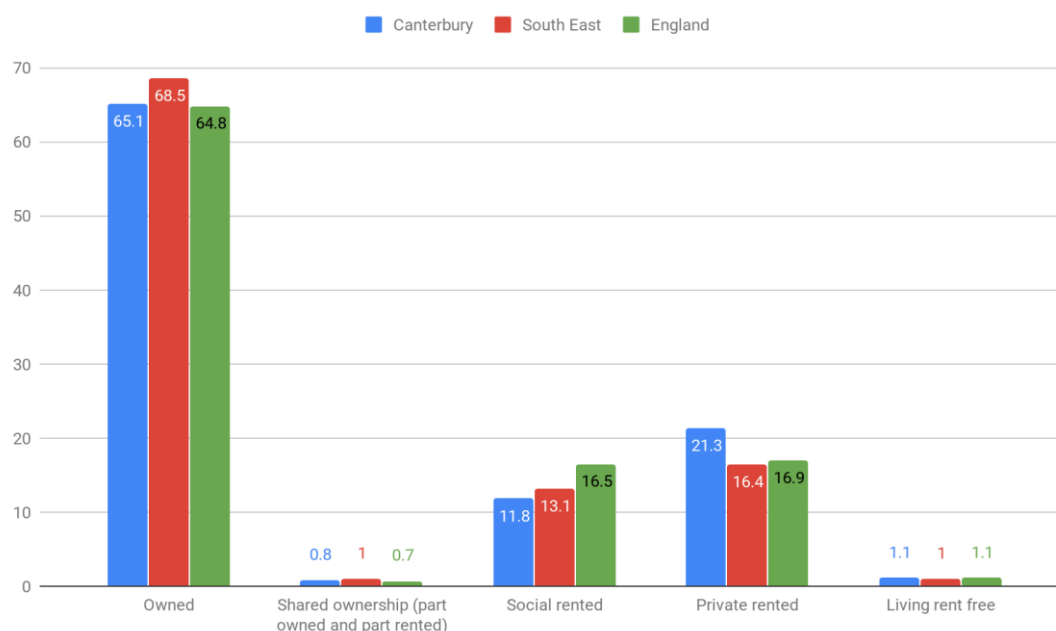
3.10 Housing

Housing Tenure and Type

- 3.10.1 The District has more people in private rented housing, and fewer in social rented housing, than the south-east region or England (see **Figure 3.26**). The majority of the District's households own their home which is in between the South-east region (which is higher), and England (which is lower).

⁴¹ Historic England's Heritage at Risk register can be found here: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

Figure 3.26 Percentage housing tenure for the District, South East and England (2011)



Source: ONS, Census 2011. Table QS403EW: Tenure - People, local authorities in England and Wales

3.10.2 In 2011, of all Kent districts, Canterbury had the highest number (8,583 residents) and proportion (5.7%) of residents living in communal establishments. With four higher and further education institutions within the District, it is understandable that Canterbury's communal establishment figures were significantly higher than the other Kent Authorities (see **Table 3.6**).

Table 3.6 Resident Type in Kent Local Authority Areas (2011)

	Total Resident Population	Household Residents	Communal Establishment Residents	% Household Residents	% Communal Establishment Residents
Ashford	117,956	116,993	963	99.2	0.8
Canterbury	151,145	142,562	8,583	94.3	5.7
Dartford	97,365	96,375	989	99	1
Dover	111,674	109,462	2,212	98	2
Gravesham	1.1,720	100,976	744	99.3	0.7
Maidstone	155,143	152,445	2,698	98.3	1.7
Sevenoaks	114,893	113,622	1,271	98.9	1.1
Shepway	107,969	106,151	1,818	98.3	1.7
Swale	135,835	133,380	2,455	98.2	1.8
Thanet	134,186	131,755	2,431	98.2	1.8
Tonbridge & Malling	120,805	119,401	1,404	98.8	1.2
Tunbridge Wells	115,049	112,622	2,427	97.9	2.1
Kent County Council Area	1,463,740	1,435,745	27,995	98.1	1.9

Medway UA	263,925	259,988	3,937	98.5	1.5
Kent (KCC area plus Medway)	1,727,665	1,695,733	31,932	98.2	1.8
South East	8,634,750	8,446,500	188,250	97.8	2.2
England	53,012,456	52,059,931	952,525	98.2	1.8

Source: ONS, Census 2011. Table PP07: Number of residents living in communal establishments vs households

Empty homes and second homes

- 3.10.3 The most recent data⁴² shows that within the district there 1,340 homes classed as empty and 1,348 dwellings classed as second homes as at October 2020.

Housing Completions

Completions

- 3.10.4 The highest levels of total dwelling completions in the previous eight monitoring years took place in 2017/18. C2 student accommodation has dropped this year while C2 care homes has risen. Both C2 uses appear to have fluctuated yearly since 2011 (see **Table 3.7**).

Table 3.7 Housing completions within the District

Monitoring Year	Dwelling Completions	C2 Student	C2 Care homes	Total
2011/12	624	15	16	655
2012/13	524	105	-32	597
2013/14	475	156	10	641
2014/15	285	237	32	555
2015/16	296	275	23	594
2016/17	417	40	-35	422
2017/18	446	679	-6	1119
2018/19	405	7	32	444
Total	3472	1514	40	5027

Source: Authority Monitoring Report 2018-19⁴³

Previously developed land

- 3.10.5 2017/18 and 2018/19 both saw low amounts of completions on brownfield sites which follows the decreasing trend from previous years (see **Table 3.8** and **Figure 3.27**). One reason is because of the number of greenfield sites which have been allocated through the previous Local Plan.

⁴² Available from: <https://www.gov.uk/government/statistics/council-taxbase-2020-in-england>

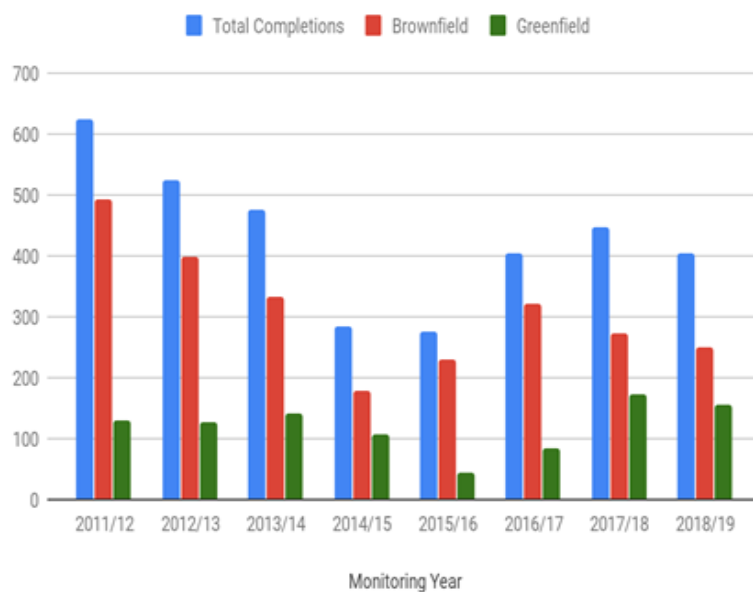
⁴³ These figures accord with national guidance (PPG) regarding the approach to student and other communal or self contained specialist accommodation.

Table 3.8 Percentage of dwelling completions on brownfield land

Monitoring Year	Completions on Brownfield (%)
2011/12	79.01%
2012/13	75.95%
2013/14	70.11%
2014/15	62.11%
2015/16	83.70%
2016/17	79.46%
2017/18	61.07%
2018/19	61.48%

Source: Authority Monitoring Report 2018-19⁴⁴

Figure 3.27 Net dwelling completions on brownfield and greenfield land.



Source: Authority Monitoring Report 2018-19

Affordable Housing

3.10.6 There can be a delay between dwellings being counted as complete for the housing land supply, and that same dwelling being recorded as affordable housing. This is because a dwelling only gets counted as an affordable completion once it has been transferred to a Registered Provider, and this can occur several weeks after the building has actually been constructed. **Table 3.9** shows dwellings that have been transferred to a Registered Provider (affordable housing completions), which increased last year after four lower years previously.

⁴⁴ Only analyses dwellings. Does not including student accommodation and care homes (C2 uses).



Table 3.9 Affordable housing completions

Year	Affordable rent housing completions	Affordable home ownership completions	Social rent housing completions	Total
2011/12	18	33	93	144
2012/13	10	53	58	121
2013/14	10	10	50	70
2014/15	40	0	0	40
2015/16	20	30	0	50
2016/17	38	10	0	48
2017/18	9	36	0	45
2018/19	19	37	0	56
Total	164	209	201	574

Source: Authority Monitoring Report 2018-19

Registers

Housing Need Register

- 3.10.7 The Housing Need Register (HNR) is an important indicator of demand for affordable (including social) rented housing. Applications to the Council's HNR will only be accepted from households with a qualifying housing need and a local connection (except in exceptional circumstances). Affordable rented homes in the District, that are managed by either East Kent Housing or a Housing Association, are let using a choice based lettings system where people registered on the HNR can bid for appropriate properties. Council homes can also be offered to homeless households to whom the council has a duty to accommodate.
- 3.10.8 In the year 2018/19, 1,765 homeless applications were made to the council, the majority of these cases were assisted without an offer of council housing (for example, their homelessness was prevented, they were assisted into private housing or referred on to a supported housing provider).
- 3.10.9 Although the number of households on the HNR register dropped in 2019 there is still a portion of residents within the district who are in need of an accommodation (see **Table 3.10**).

Table 3.10 Number of households on the Housing Need Register

Year (1st April)	Number of households on the HNR
2011	3,519
2012	4,588
2013	4,708
2014	1,734
2015	2,269
2016	2,595

2017	2,709
2018	2,310
2019	1,983

Source: MHCLG 2020⁴⁵

Self- and Custom- Build Register

- 3.10.10 In accordance with legislation (The Self-Build and Custom Building Act 2015), the council holds a register of those interested in self-build and custom build projects. As of March 2019, there were 175 households on the register and the council is working to ensure that enough plots are provided in order to meet the requirements.
- 3.10.11 To gather more accurate information about the demand for this type of housing, a report went to Planning and Resources Committee to allow the inclusion of a local connection requirement⁴⁶. Therefore, the number of households on the register is expected to change in the near future as the council brings in the agreed changes.

Brownfield Register

- 3.10.12 In accordance with legislation, the council prepares, maintains and publishes a register of brownfield land that meets all the criteria specified in The Town and Country Planning (Brownfield Land Register) Regulations 2017. In November 2020 version there were 50 parcels of land on the register.

Gypsies and Travellers

- 3.10.13 The Gypsy and Traveller Accommodation Assessment May 2018 found evidence of Gypsy and Traveller pitch need over the next five years (2017/18 to 2021/22) equating to 17 pitches under the cultural definition, or 11 pitches under the Planning Policy for Traveller Sites (PPTS) 2015 definition of Gypsy and Traveller.
- 3.10.14 Extending the period (2017/18 to 2036/37), a cultural need for 29 pitches, or 12 pitches under the PPTS definition was identified, however it did not evidence any need for Travelling Showperson plot provision. Transit pitches were not recommended due to the evidence of unauthorised encampment activity.

Likely evolution of the baseline without the Local Plan

- 3.10.15 The potential future baseline, without the Local Plan:
- There would be little regulation and strategic overview of housing developments leading development to be led by market forces.
 - Housing would be unlikely to meet the needs of everyone in the District. Previous completion data would suggest the elderly would miss out, in particular, because not many care homes have been built. The same applies to affordable housing which recently saw an increase in

⁴⁵ Ministry of Housing, Communities & Local Government, 2020. Statistical data set on live tables on rents, lettings and tenancies. Table 600: Numbers of households on local authorities' housing waiting lists, by district, England, from 1997 to 2019. Available from: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

⁴⁶ Planning and Resources committee unanimously agreed to the officers recommendations. The full committee report and associated minutes can be found on the councils websites: <https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=615&MId=12136>

completions but from previous data it would be difficult to conclude that those figures would stay high.

- Housing developments would likely come forward in less appropriate locations (e.g. on greenfield land).
- Contributions could not be secured from developments meaning communities miss out on some of the benefits, such as new or improvements to existing open space, affordable housing, schools and transport infrastructure.

Key Sustainability Issues

- Encourage development towards previously developed land and minimise the impact of development on the District’s sensitive environmental receptors.
- The need to maximise the supply of appropriate, well designed, located and affordable housing (in all tenures) to meet the needs of the District.
- Providing sufficient housing on the most appropriate land, which supports the needs of all of the District and meets housing targets (for example care homes; student; affordable; residential; self and custom build; and gypsies and travellers)
- Ensure developments are built at appropriate densities, maximising the land available without over developing, and with a high design quality.

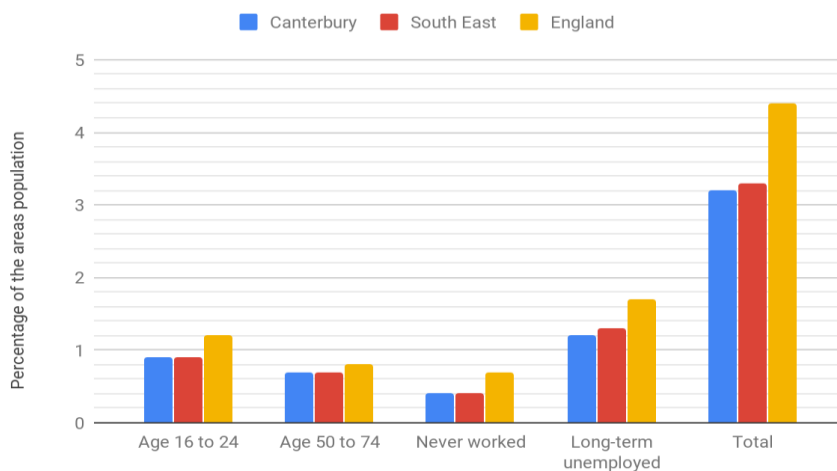
3.11 Economy

Employment and Education

Unemployment

3.11.1 In 2011, 3.2% of the Districts population identified that they were unemployed. **Figure 3.28** shows that the district was below England on all percentages, and the same as the South-east region on three of the four unemployment types. The exception is long term employment which is lower in the District.

Figure 3.28 Percentage of the population by unemployed categories for the District, South-east and England

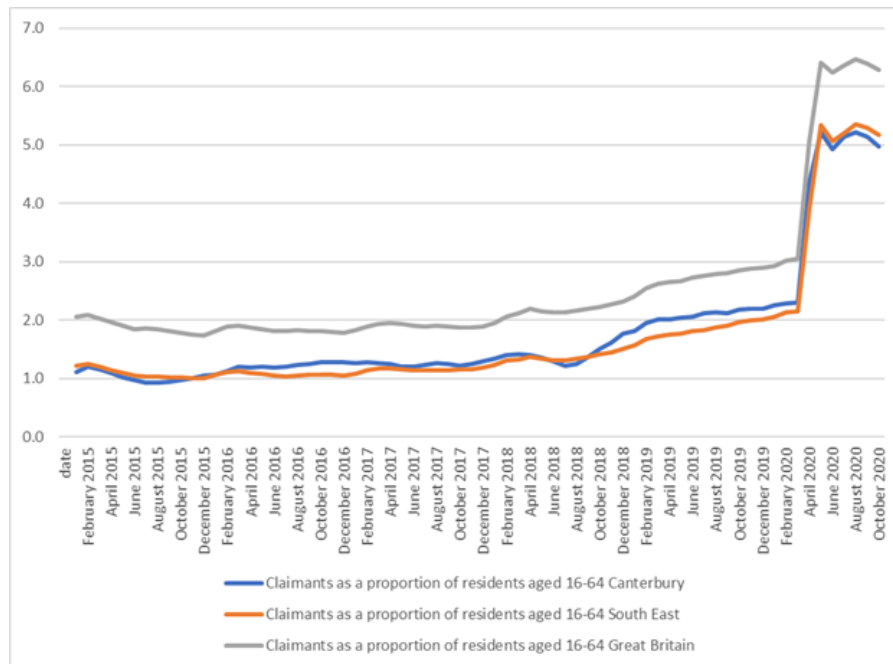


Source: ONS, Census 2011. Table KS601EW: Economic Activity



- 3.11.2 In September 2020, 5.0% of the District population (aged 16-64) was recorded as being on the claimant count, meaning they were receiving out of work benefits (see **Figure 3.29**). This is higher than at regional level, but lower than the national. The rise in claimants in 2020 reflects the impact of the COVID-19 pandemic. There had previously been little fluctuation in levels since 2015. It would be unreasonable to compare the claimant count and census unemployment categories figures because the data has been collected differently with the census asking everyone, and the claimant count data based on a sample of people.

Figure 3.29 Claimant Count (%) for the District, South-east and Great Britain (2011-20)



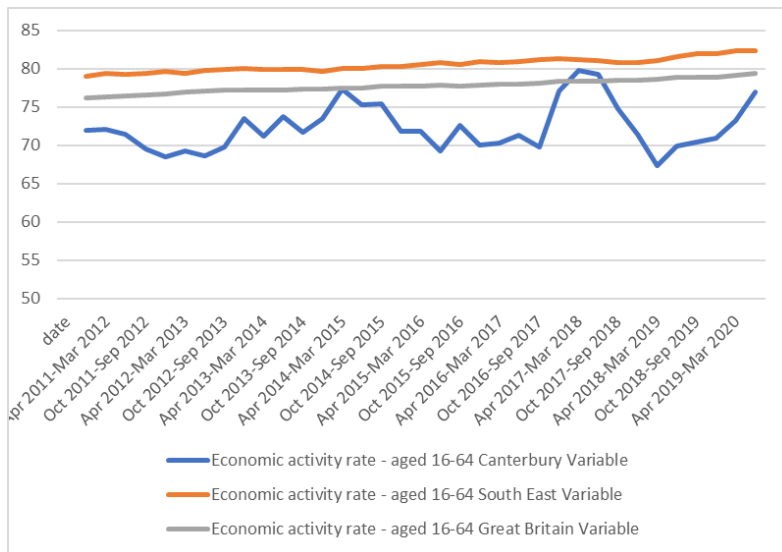
Source: Nomis⁴⁷

Economic Activity

- 3.11.3 The majority of the District's population is economically active, although this has been seen to fluctuate, but since 2011 the percentage of individuals who are economically active in the District has been lower than both regional and national levels (see **Figure 3.30**).

⁴⁷ Nomis sourced from ONS, 2020. Claimant Count By Age - Time Series. Available from: https://www.nomisweb.co.uk/reports/lmp/la/1946157312/subreports/ccs_time_series/report.aspx

Figure 3.30 the population which is economically active for the District, South-east and Great Britain (2011-20)

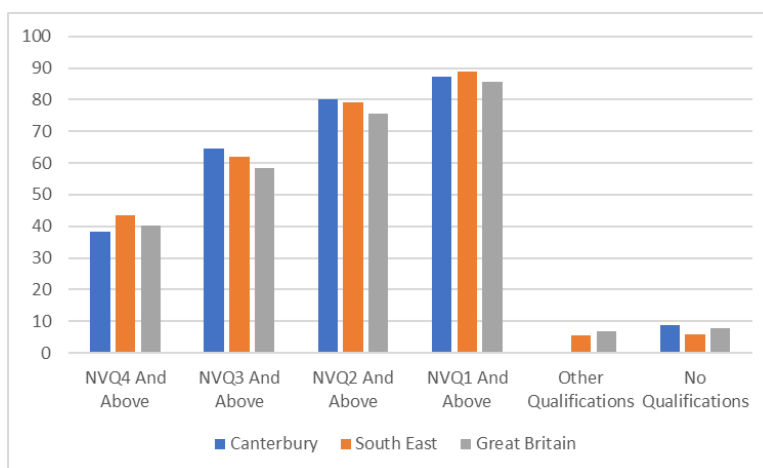


Source: Nomis⁴⁸

Qualifications

3.11.4 There are 8 qualification levels in England⁴⁹. In 2019, the District had a higher percentage of people with no qualifications than within the South East and Great Britain as a whole. However, the District has substantially more individuals with Level 3 qualifications than both the South East and Great Britain levels (see **Figure 3.31**).

Figure 3.31 The highest qualifications the populations of the District, South East and England have as a percentage (2019)



Source: Nomis⁵⁰

⁴⁸ Nomis sourced from ONS, 2020. Economically Active - Time Series. Available from: https://www.nomisweb.co.uk/reports/lmp/la/1946157312/subreports/ea_time_series/report.aspx

⁴⁹ Excluding 'entry level' qualifications such as English for speakers of other languages: Level 1 includes GCSE grades 3 to 1 or D to G; Level 2 includes GCSE grades 9 to 4 or grades A* to C; Level 3 includes AS levels and A levels; Levels 4 and 5 include Level 4 and Level 5 NVQs respectively; Level 6 includes bachelor degrees; Level 7 includes masters degrees; Level 8 includes doctorate degrees.

⁵⁰ Nomis sourced from ONS, 2020. Qualifications. Available from: <https://www.nomisweb.co.uk/reports/lmp/la/1946157312/report.aspx>



Students

3.11.5 During the 2011 census the percentage of the population who were schoolchildren or full-time students who were over 16 years old was recorded. Although the District had a lower percentage than both the South East and England for those 16 to 17, the District had over double, nearly 3 times, more in the 18+ age bracket (see **Table 3.11**).

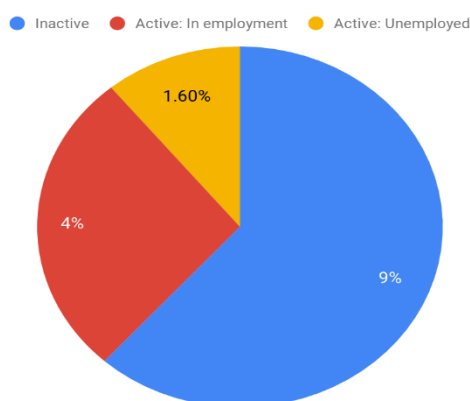
Table 3.11 Percentage of people within the District, South East and England who are schoolchildren and full-time students aged 16+

	Canterbury	South East	England
Age 16 to 17 (%)	2.6	2.8	2.7
Age 18 and over (%)	14.6	4.7	5.5

Source: ONS, Census 2011. Table KS501EW: Qualifications and students

3.11.6 Of those students aged 18 or over (14.6% of the District population), **Figure 3.32** below gives a breakdown of the students' employment status for the district. The District has a large quantity of students inactive (9% of the population), but only a few who are economically active but currently unemployed (1.6% of the population).

Figure 3.32 Student employment status (2011)



Source: ONS, Census 2011. Table KS501EW: Qualifications and students

3.11.7 Based on the 2019-mid year estimates over 29,145 people within the District are within the 16-24 age range. The proportion of the District which is of student age (16-24) is significantly higher than both the South-east region and the country (see **Table 3.12**).

Table 3.12 Percentage of the population within the student age range of 16-24

	Canterbury	South East	England
16-24 year olds (%)	17.63	10.23	10.58

Source: ONS⁵¹

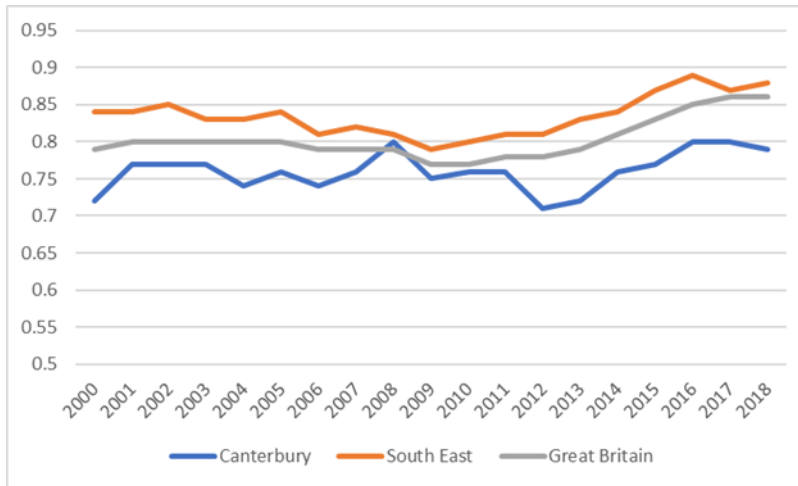
⁵¹ Office for National Statistics (2020). Mid-year estimates of the population: Mid-2019: 2020 LA boundaries © Crown copyright 2019



Job Density

3.11.8 Canterbury has a low job density compared to the South East and Great Britain as a whole, however it has been increasing since 2012 (see **Figure 3.33**).

Figure 3.33 Time series of job density for Canterbury, South East and Great Britain

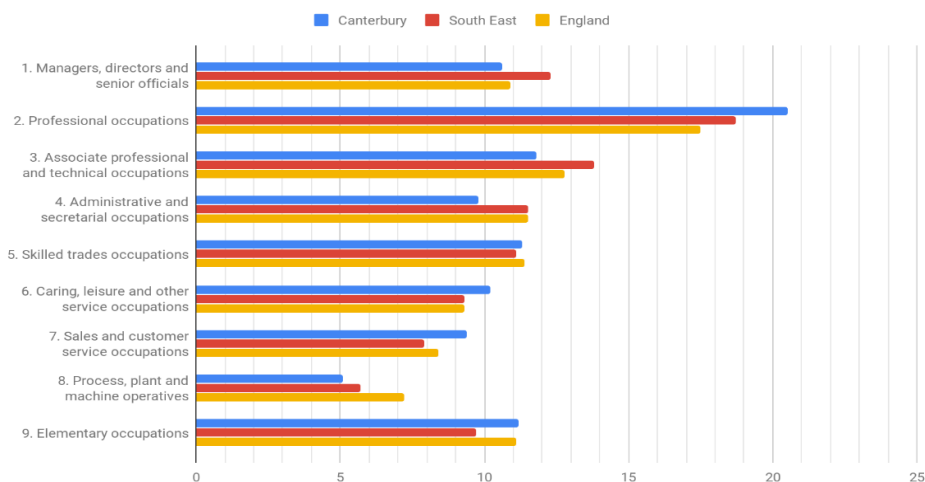


Source: Nomis⁵²

Occupations

3.11.9 Of those in employment in 2011, the District had a reasonably even distribution across the various occupational roles. The exception being 8. *Process, plant and machine operators* which is lower than the rest of the District, the South East and England. At the other end of the scale the District had a high number of people in 2. *Professional occupations*. The District is also higher than the regional and national levels at 6. *Caring, leisure and other service occupations*, 7. *Sales and customer service occupation* and 9. *Elementary occupations* (see **Figure 3.34**).

Figure 3.34 Percentage of people employed in occupational roles for the District, South-east and England (2011)



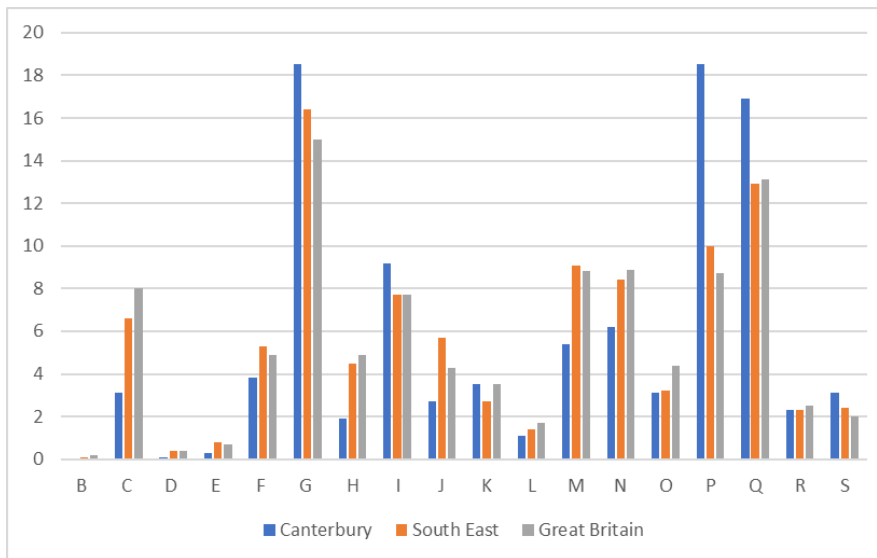
Source: ONS, Census 2011. Table KS608EW: Occupation, local authorities in England and Wales

⁵² Nomis sourced from ONS, 2020. Job Density Time Series. Available from: https://www.nomisweb.co.uk/reports/lmp/la/1946157312/subreports/jd_time_series/report.aspx



- 3.11.10 Some of the sample sizes from these occupations are too small to provide updated information. However, it is possible to get more up to date information on Employee Jobs By Industry which is provided in **Figure 3.35** below⁵³. In 2019, a large proportion of those employed within the District work within the employment sector of Education (P) (18.5%); Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles (G) (18.5%); and Human Health and Social Work Activities (Q) (16.9% .

Figure 3.35 Employee jobs by industry for Canterbury, South East and Great Britain in 2019



Source: Nomis⁵⁴

Employment and Retail floorspace

- 3.11.11 Through commercial infrastructure monitoring there has been a reasonable amount of fluctuation in net gain across all of the use classes. Within recent years there have been losses recorded of most B use classes, while D1, A3 and A5 have all had net gains (see **Table 3.13**)⁵⁵.

Table 3.13 Use class net change from 2011/12 to 2018/19

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
A1	1,328	-1,679	2,305	238	-1,023	10,069	-1,010	541
A2	477	176	-46	-574	405	-774	-326	274
A3	922	83	1,168	673	1,019	1,923	2,199	437

⁵³ Reference letters for job types: B : Mining And Quarrying; C : Manufacturing; D : Electricity, Gas, Steam And Air Conditioning Supply; E : Water Supply; Sewerage, Waste Management And Remediation Activities; F : Construction; G : Wholesale And Retail Trade; H : Transportation And Storage; I : Accommodation And Food Service Activities; J : Information And Communication; K : Financial And Insurance Activities; L : Real Estate Activities; M : Professional, Scientific And Technical Activities; N : Administrative And Support Service Activities; O : Public Administration And Defence; Compulsory Social Security; P : Education; Q : Human Health And Social Work Activities; R : Arts, Entertainment And Recreation; S : Other Service Activities

⁵⁴ Nomis sourced from ONS, 2020. Employee Jobs by Industry. Available from:

<https://www.nomisweb.co.uk/reports/lmp/la/1946157312/report.aspx>

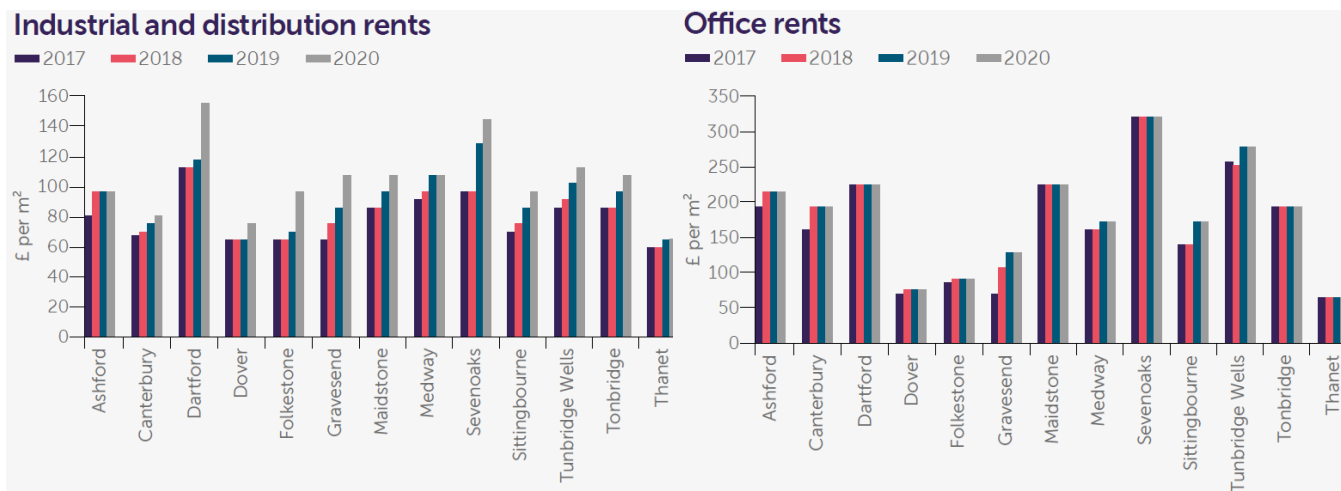
⁵⁵ From September 2020 changes to the Use Class Order have removed Class A1, A2, A3, B1 have been replaced by Class E. D1, D2 and replaced with Use Class F1/F2/sui generis. A4 and A5 replaced by Sui generis. To link with latest monitoring reported in the Authority Monitoring Report (2018-19) the previous use classes have presented here.

A4	857	-1,044	-3,279	1,289	204	-412	-887	-732
A5	99	139	245	252	200	145	116	32
A3-5 Total	1,878	-822	-1,866	2,214	1,423	1,656	1,428	-262
A1-5 Total	3,683	-2,325	393	1,878	805	10,951	92	553
B1a	-4,668	-954	-1,227	-2,640	-573	2,494	-1,112	-1,830
B1b	0	-200	0	0	0	676	0	701
B1c	1,390	451	219	-2,124	1,809	-621	-3,068	-471
B1 mixed	0	0	375	0	366	-135	0	0
B1 Total	-3,278	-703	-633	-4,764	1,602	2,414	-4,180	-1,600
A2/B1 Total	-2,801	-527	-679	-5,338	2,007	1,640	-4,506	-1,326
B2	582	879	-437	-11,810	214	2,709	-2,205	-3,728
B8	1,793	-1,043	735	2,991	128	5,458	-5,815	10,972
B1-8 mixed	-44	0	0	0	0	3,754	438	250
A2/B1-8 Total	-470	-691	-381	-14,157	2,349	13,561	-12,088	6,168
B1-8 Total	-947	-867	-335	-13,583	1,944	14,335	-11,762	5,894
C1	na	na	1,343	915	732	1,075	814	2,618
C2	na	na	484	3,630	2,587	-57	-169,095	-1,407
C1/C2 Total	na	na	1,827	4,545	3,319	1,018	-168,280	1,211
D1	5,876	5,266	1,411	3,840	4,042	-178	6,570	12,902
D2	-1,509	639	-360	1,255	3,662	-12,766	-8,620	571
D1/D2 Total	4,367	5,905	1,051	5,095	7,704	-12,944	-2,050	13,472
Sui Generis	156	1,395	99	92	-8,575	-38	6,985	-1,257

Office rents

3.11.12 For the fourth consecutive year rental values for industrial property in the District increased in 2020, while the District's office market rental values have largely stayed level. Dartford and Sevenoaks have the highest industrial and distribution rents whilst Sevenoaks and Tunbridge Wells have the highest office rents (see **Figure 3.36**).

Figure 3.36 Office rents; and Industrial and Distribution rents, for Canterbury District (2017-2020)



Source: 2020 Kent Property Market⁵⁶

Sustainable Tourism

3.11.13 In 2017, Canterbury hosted the highest number of visitor trips within the county: 7,761,000 people visited either for day trips or staying overnight. Of these people 49% visited specifically for a holiday. The District also had the highest visitor spend with over £392 million being spent. This shows a growth in the District economy by 8.1% in 2017⁵⁷. The tourism economy within the District is currently worth nearly £491 million with 16% of all employment in the district is related to tourism⁵⁸.

Likely evolution of the baseline without the Local Plan

3.11.14 It is challenging to predict how the market would be affected by the absence of a local plan, especially with the uncertainties around the economic recovery following the COVID-19 pandemic and the impacts of the UK's departure from the European Union. However, it is likely to fluctuate due to limited control and strategic overview. Some potential impacts are:

- Certain uses of floorspace will continue to decrease (such as B1a, D2 and B2) as they are likely to follow the current trends.
- Without some strategic direction regarding the location and quantity of office and industrial units, rents could start to increase as there might be a lack of supply leading to an increase in demand and inflation of rental values.
- Unsustainable development can lead to a lack of facilities and job uncertainties.
- Without the encouragement of the local plan to provide developments supporting jobs, which local people need, there may not be enough jobs and those jobs provided for may not be appropriate for local people
- Tourism could increase due to inappropriate or unsustainable developments or use changes, however without the local plan these may not be located in the most sustainable locations.

⁵⁶ 2020 Kent Property Market. © Caxtons and Kent County Council 2020. Available from:

<http://www.kentpropertymarket.com/documents/KPMR-2020-FOR-WEB.pdf>

⁵⁷ Visit Kent and Canterbury Bid.

⁵⁸ Designation research on behalf of Visit Kent, 2018. Economic Impact of Tourism: Canterbury 2017 Results. Available from:

https://www.visitkentbusiness.co.uk/library/Cambridge_Model_2018/1._Economic_Impact_of_Tourism_-_Canterbury_2017.pdf



Key Sustainability Issues

- Loss of too much employment floorspace, such as B1a, D2 and B2.
- Ensuring rent is appropriately set.
- Encouraging a reduction in the number of individuals unemployed or economically inactive.
- Ensure jobs which are provided are in the right places to meet the identified employment needs.
- Ensure the District continues to be highly educated.
- Ensure tourism rates continue to grow in a sustainable manner.
- Supporting broader economic recovery after the COVID-19 pandemic.

3.12 Transport

Transport Network

3.12.1 The District provides multiple transport methods and routes, as seen in **Figure 3.7**. The District does not have an airport or seaport, but Whitstable Harbour remains a working harbour, importing aggregate and producing asphalt for the construction industry.

Figure 3.37 Canterbury District Road and Rail Network



Source: Canterbury City Council Transport Strategy 2017 (2014-2031)⁵⁹

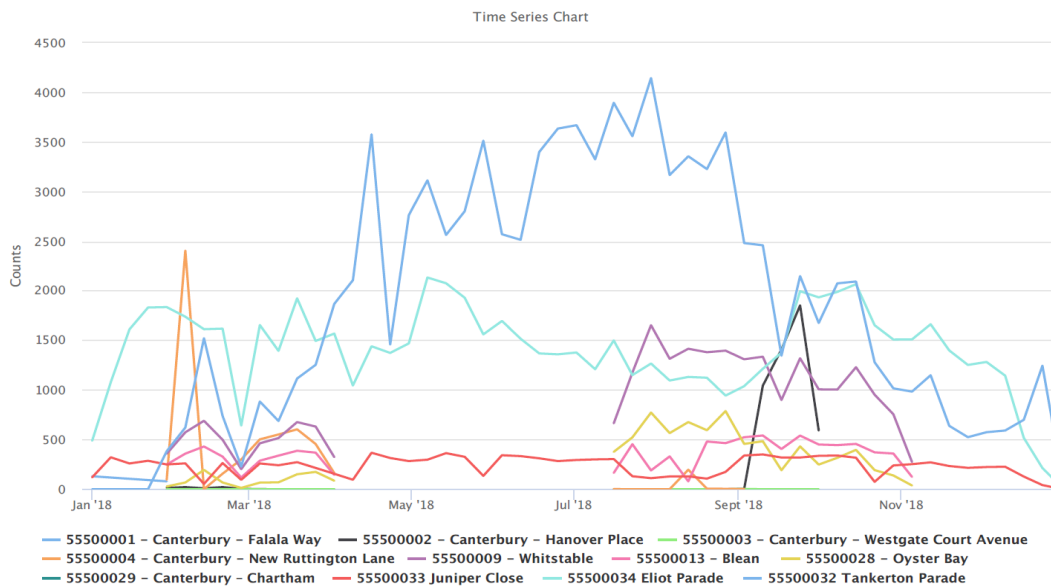
⁵⁹ Canterbury City Council Transport Strategy 2017 (2014-2031). Available from: https://www.canterbury.gov.uk/downloads/download/20/transport_strategy

Cycling

3.12.2 The city has an extensive pedestrianised area and a well-established cycle network which links into off road routes like the Crab and Winkle and National Cycle Route 1. There are sign posted long-distance cycle routes along country lanes: Regional Cycle Route 16 towards Dover; Regional Cycle Route 17 towards Folkestone and the Channel Tunnel; and Regional Route 15 on the new Oyster Bay Trail from Whitstable to Reculver and beyond into Thanet. In the city, there are approximately 300 cycle parking places at 40 locations. In addition to this a 28-space cycle compound has been provided at Wincheap Park and Ride which allows motorists to complete their journey using a park & pedal scheme. The success of this has led to the provision of a second compound at Sturry Road park & ride site which opened in Autumn 2019.

3.12.3 **Figure 3.38** below shows the daily usage, for 2018, of the various cycle routes where counters have been installed. The maximum was 4,143 cycles on the Oyster Bay trail at Tankerton promenade on 30th July 2018. This is slightly lower than the maximum count in May 2017 of 4,651 at the same location.

Figure 3.38 Counts on Cycle Routes in 2018

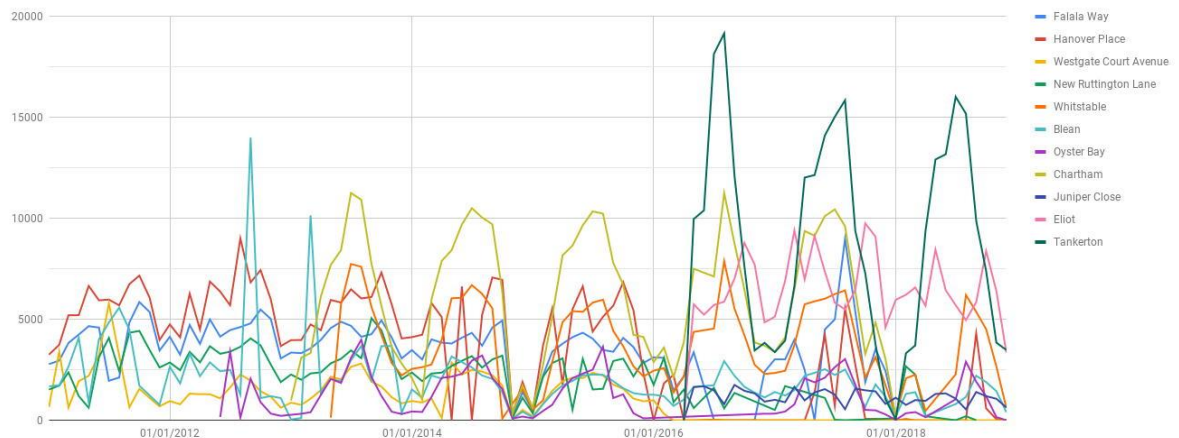


Source: Authority's Monitoring Report (2019-20)

3.12.4 The number of people using cycle routes since 2011 has fluctuated, however there appears to have been some increase since 2016. This could be due to the introduction of new cycle routes (or counters on new routes). See **Figure 3.39**.



Figure 3.39 Counts on cycle routes from January 2011 to December 2018



Public Transport

Rail

3.12.5 Passenger rail services in the District are currently provided by Southeastern, under the Integrated Kent Franchise, which covers the majority of the County's rail services (including High Speed services). The District also has a good connection to Ashford International station where daily Eurostar services operate from St Pancras International to Lille, Paris and Brussels.⁶⁰

3.12.6 There are nine stations within the District on the following lines:

- Ashford to Ramsgate (via Canterbury West) line- Canterbury West, Chartham and Sturry
- North Kent Line- Whitstable, Chestfield & Swalecliffe and Herne Bay
- Chatham Main Line (Dover Branch)- Canterbury East, Bekesbourne and Adisham

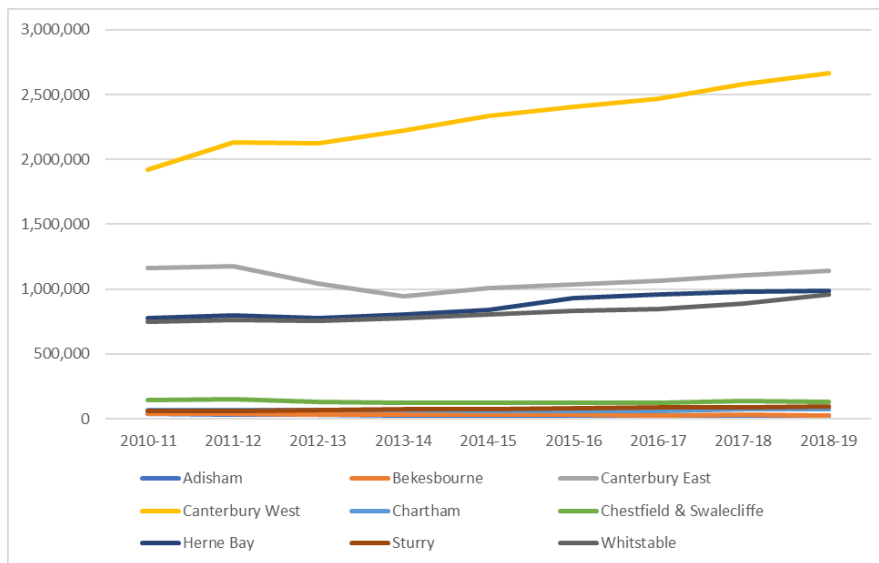
3.12.7 Both Canterbury East and Canterbury West are busy stations primarily because of commuters and tourism. Canterbury West, which has the High-Speed service to London, is the busier of the two stations with over 2.5 million entries and exits in 2018/19 (**Figure 3.40**). Herne Bay and Whitstable are the next highest.

3.12.8 Adisham, Bekesbourne, Chartham, Chestfield & Swalecliffe and Sturry stations, have reasonably low use which previously had not varied much over time. Whereas, Canterbury West, Herne Bay and Whitstable have all been steadily increasing over time. Although Canterbury East dropped in 2013/14, in recent years it has started increasing, probably due to the High Speed service.

3.12.9 The COVID-19 pandemic will have had an impact on train usage and it is expected that the entries and exits data will show a substantial decrease in passengers when it is available.

⁶⁰ Canterbury City Council Transport Strategy 2017 (2014-2031)

Figure 3.40 Train passenger entries and exits



Source: Office of Rail and Road⁶¹

Bus

3.12.10

Most of the bus services in the District are operated by Stagecoach, with a mix of wholly commercial services and some 'socially necessary' services such as school and rural services and off-peak services, which are subsidised by KCC. Canterbury has seen the successful development of branded bus routes such as the Canterbury Triangle and the Thanet Breeze. Stagecoach make approximately 250,000 bus journeys per year and carry approximately 9,600,000 passengers per year. Additionally, a number of express coach services operate in Canterbury, including daily scheduled services to London from Canterbury, Herne Bay and Whitstable.

Park and Ride

3.12.11

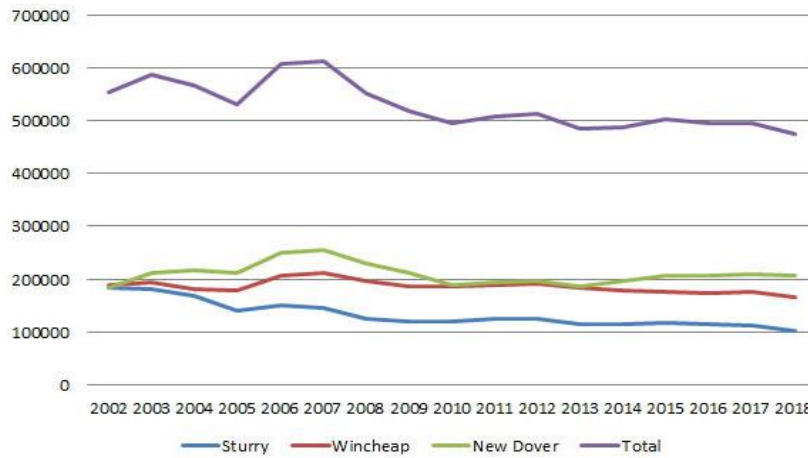
The council operates three Park and Ride sites, located on the edge of the city on New Dover Road, Wincheap and Sturry Road which has removed over 12.5 million car trips from Canterbury city centre since 2002 when the data was first collected. Car sharing is popular with an average of 1.7 people per car per journey. The number of vehicles using Park and Ride has stayed more or less static since 2009 after a spike in usage around 2006/7. The journey saving from the site to the City from these vehicles is just over 41 million miles with the associated savings in emission deposits.

3.12.12

Sturry Road is the least well-used site (**Figure 3.41**), but also has the road served by the highest frequency of other service buses (non park and ride). The COVID-19 pandemic has affected the use of the Park and Rides and they have also spent some time closed in 2020.

⁶¹ Office of Rail and Road, 2020. Estimates of station usage (Revised June 2020). Available from: <http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

Figure 3.41 Number of people using the Park and Rides

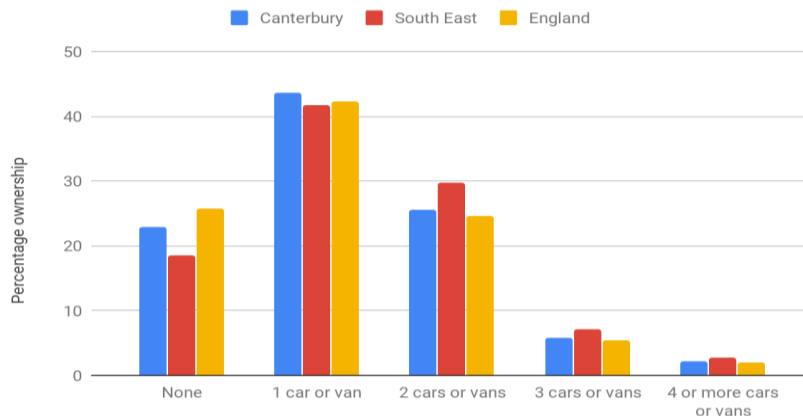


Source: Authority's Monitoring Report (2018-19)

Car and Van Ownership

3.12.13 In the 2011 census Canterbury District had 60,771 households recorded, and **Figure 3.42** below shows the percentage of car or van ownership per household. The District has a high proportion of households without access to the car, and the proportion of households with four or more cars was lower than the South East region.

Figure 3.42 Car or van ownership per household for the District, South East and England as a percentage



Source: ONS Census 2011. Table KS404EW: Car or van availability, local authorities in England and Wales

Roads

3.12.14 The A2 trunk road, which provides access to the port of Dover, runs through the heart of the District, giving good access from Canterbury to the rest of the UK. The primary route network consists of the A28, which connects the city with Ashford to the south and Thanet to the north-east and the A299 Thanet Way serves the seaside towns of Herne Bay and Whitstable. Further A and B roads connect the main urban areas, complemented by a network of minor roads and streets. There are no motorways within the District.

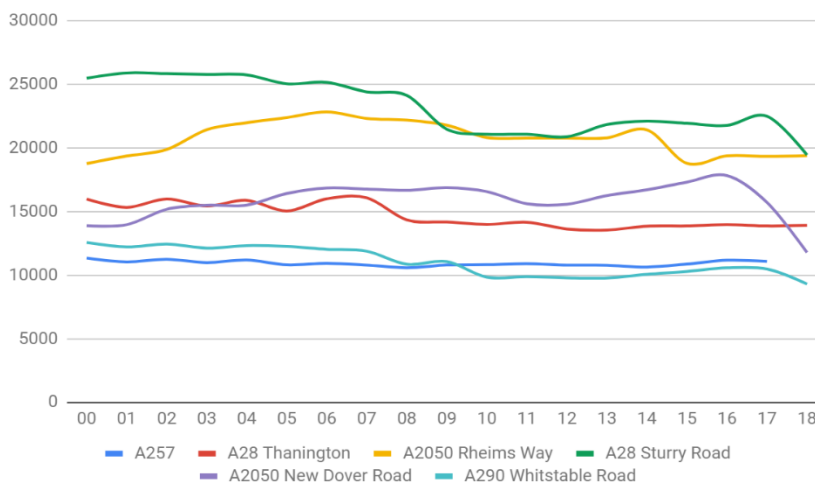
3.12.15 Some Section 106 contributions have already been secured through the planning process, inline with the current Local Plan, for a new all movement junction onto A2 at south Canterbury; an A2 slip road and relief road at Wincheap; Herne relief road; and Sturry relief road. A28/A257 Barracks



link road has been secured through a planning permission at the Land at Howe Barracks strategic site

3.12.16 Traffic flows on 6 key radial routes in the city of Canterbury remain broadly static, as they have done since 2000. This is in marked contrast to national traffic counts which have shown an 18% increase in all motor vehicles on major routes in the same period (see **Figure 3.43**). The impact of the COVID-19 pandemic has yet to be fully realised. There was a significant downturn in road usage and it is expected that statistics will show a relatively low usage of roads at this time.

Figure 3.43 Traffic flow on the 6 key routes into the city

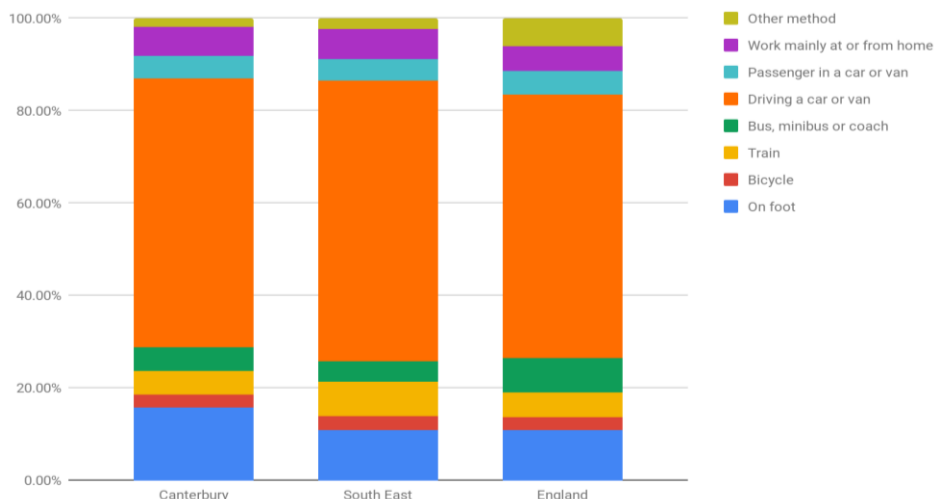


Source: Authority's Monitoring Report (2019-20) using Department for Transport data

Travel to work

3.12.17 Based on who was employed in the District (65,620 individuals) during the 2011 census, the figure below breaks down how they travelled to work. The majority within the district travel by car as a driver. However, the district had a higher amount of people walking than both the South East and England areas (see **Figure 3.44**).

Figure 3.44 Split of how individuals travel to work



Source: ONS, Census 2011. Table QS701EW: Method of travel to work



- 3.12.18 Analysing the change in individuals' modes of transport to work between 2001 and 2011, the largest percentage change has been in bus travel. The 61% increase is significantly above the South-East and England average of around 9%; seven districts in Kent actually saw decreases in bus travel to work. Although travel to work by car or van also increased by 12%, when compared to the large increases in public transport, its modal share actually decreased from 56.5% to 55% in overall terms. The biggest percentage decrease has been as a passenger in a car or van and this statistic is reflected regionally and nationally (see **Table 3.14**).

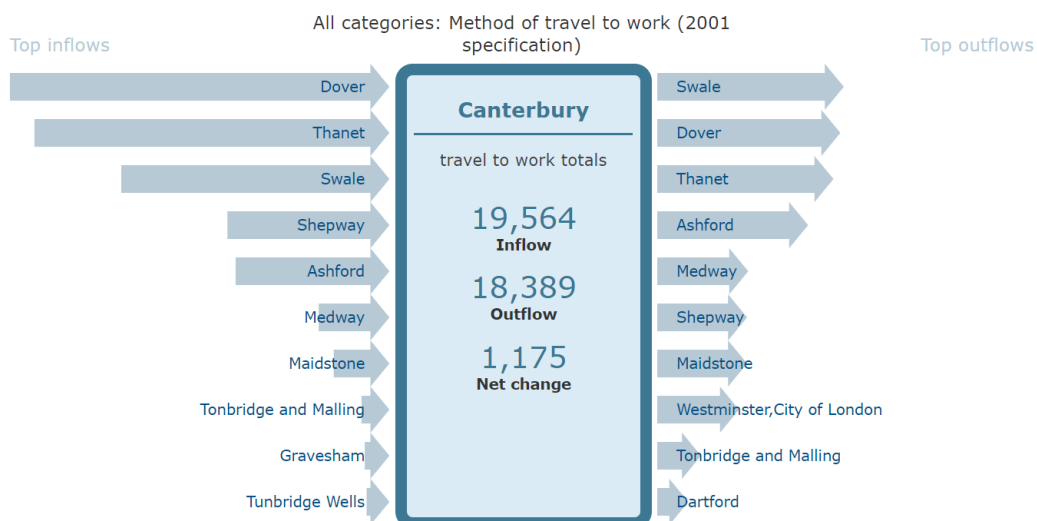
Table 3.14 Percentage change in method of travel to work between 2001 and 2011 in the District

Mode of travel	Increase (%)
Bus or coach	+61.1
Train	+47.4
Work mainly from home	+33.3
On foot	+16.2
Driving a car or van	+12.0
Passenger in a car or van	-14.9
Bicycle	+0.3

Source: Canterbury City Council Transport Strategy (2014-2031)⁶²

- 3.12.19 Overall, Canterbury had a net inflow of commuters in the most recent data at the time of the 2011 Census (see **Figure 3.45**) with 1,175 more commuting into the District than leaving. There are close links to neighbouring authorities of Dover, Thanet and Swale which provide the top three authorities in both the number entering the district (inflow) and the number leaving (outflow). The COVID-19 pandemic has led to more working from home which will have an impact on commuting although this is not fully known at this stage.

Figure 3.45 Workplace Destinations (2011)



Source: NOMIS (2014) Location of usual residence and place of work by method of travel to work⁶³

⁶² Canterbury City Council Transport Strategy 2017 (2014-2031). Available from: https://www.canterbury.gov.uk/downloads/download/20/transport_strategy

⁶³ Available via: <https://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462234>

Parking

- 3.12.20 There are 14 public car parks serving the city centre, with a capacity of 2,444 spaces; and 3 Park and Ride sites on the outskirts of the city providing a further 1,892 spaces. The total capacity of parking spaces in Canterbury is 4,336 spaces. A multi storey car park is currently being built at Canterbury West: upon opening, the current temporary Station Road West car park will close with a net increase of 267 spaces, bringing the total across the city to 4,603. There are ten public car parks in Whitstable and eight in Herne Bay.
- 3.12.21 Automatic Number Plate Recognition (ANPR) was put into operation in 15 car parks across the District. Within its first year of operation over 25,000 people registered on the system for automatic payments reducing daily cash collection journeys to over 200 machines by one third.
- 3.12.22 For on-street parking, Canterbury is divided into 12 zones, with an additional zone in Whitstable and Herne Bay where on-street parking controls apply. Measures vary depending on the location and include residents' permit schemes, pay and display with various time limits, business user permits and daily vouchers for those visiting resident permit holders
- 3.12.23 In 2019, 12 dual EV charging points were introduced across the district: 4 on-street in Canterbury; 3 on-street in Whitstable; 1 on street in Herne Bay; 3 in car parks in Canterbury; and 1 in Gladstone Road car park in Whitstable.

Public Rights of Way

- 3.12.24 Kent County Council's Rights-of-Way-Improvement-Plan⁶⁴ identifies that there are around 6,900 km of public rights of way in Kent. The Report identifies that the percentage of higher status paths including Byways, Restricted Byways and Bridleways is lower than the national average, with only 16.65% of the network available to equestrians and cyclists and less still, 5.5 %, available to carriage drivers and 3.35% to motor vehicles. The Report outlines the benefits of providing a range of high-quality PRoW.

Likely evolution of the baseline without the Local Plan

- 3.12.25 The potential future baseline, without the LP:
- Car dependency would continue to be high, especially as new developments would not necessarily have to consider the sustainable transport hierarchy.
 - The amount of congestion would be expected to rise with the growing population and increase in visitors.
 - Certain improvements and key infrastructure would not be able to be built because funding through S106 agreements would be difficult and often impossible to secure.

Key Sustainability Issues

- The need to reduce the amount of people using individual cars to get to work.
- Reduce the number of cars on the road in general to reduce congestion.
- Encourage sustainable transport in the order of the hierarchy: 1. Walking, 2. Cycling, 3. Public transport (buses and trains), 4. Park and ride; and 5. Private car.

⁶⁴ Available via: https://www.kent.gov.uk/data/assets/pdf_file/0005/90491/Rights-of-Way-Improvement-Plan-2018-2028.pdf

- Ensure that the provision of sustainable transport is appropriate in location, quantity and standard, to encourage mode shift.
- Encourage investment in transport infrastructure, to increase transport choice and reduce congestion.
- Encourage the co-location of community facilities in walkable, well connected neighbourhoods, wherever possible.
- The need to reduce out-commuting.

4. SA Approach

4.1 Introduction

4.1.1 This section describes the approach to the SA. In particular, it sets out the appraisal framework (the SA Framework) and how this has been used to appraise the key components of the Local Plan Options document. It also documents the difficulties encountered during the appraisal process including key uncertainties and assumptions.

4.2 SA Framework

4.2.1 The SA Framework comprises sustainability objectives and guide questions to inform the appraisal. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the Local Plan Review. Broadly, the SA objectives define the long-term aspirations for the Canterbury area with regard to social, economic and environmental considerations and it is against these objectives that the performance of the Local Plan Options document has been appraised.

4.2.2 **Table 4.1** presents the SA Framework including SA objectives and associated guide questions. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes (**Section 2**), the key sustainability issues identified through the analysis of the socio-economic and environmental baseline conditions (**Section 3**) and comments received during consultation on the Scoping Report (see **Appendix B**). The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column.

Table 4.1 SA Framework

Objective	Sub-objective	Relevant SEA topic area
1. To reduce air pollution and encourage improvements in air quality	1.1 Minimise poor air quality and encourage improvements 1.2 Minimise and mitigate adverse effects of poor air quality 1.3 Support the achievement of air quality improvement objectives within the designated AQMAs	Air, climatic factors, human health
2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	2.1 Minimise greenhouse gas emissions 2.2 Deliver high standards of energy efficiency in new development 2.3 Support the use of renewable energies 2.4 Support increased resilience to climate change	Climatic factors
3. To conserve, connect and enhance biodiversity across the District	3.1 Support the achievement of biodiversity net gain 3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated) 3.3 Support improvements to biodiversity in non-designated areas of the District 3.4 Support improvements to ecological networks including connectivity of habitats 3.5 Support species adaptation and migration to reduce impacts of climate change and ensure resilience 3.6 Encourage carbon sequestration	Biodiversity, flora, fauna, landscape, human health, climatic factors

Objective	Sub-objective	Relevant SEA topic area
4. To conserve geological sites and safeguard mineral resources within the District	4.1 Aim to protect and prevent damage to geologically important sites, such as RIGS 4.2 Balance the need for development with safeguarding mineral resources and infrastructure	Material assets
5. To conserve and enhance the landscapes of the District for people and wildlife	5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (ie. international, national or locally designated) 5.2 Support improvements to existing non-designated landscapes	Landscape, fauna, flora, water
6. To protect water resources and ensure a high quality of inland and coastal waters	6.1 Protect and enhance ground and surface water quality 6.2 Avoid adverse impacts on coastal waters, fisheries and bathing waters 6.3 Promote the sustainable and efficient use of water resources	Water, climatic factors, human health
7. To reduce the risk of flooding and where appropriate prevent coastal erosion	7.1 Avoid inappropriate development in areas at risk from flooding and coastal erosion 7.2 Support priorities identified within the Isle of Grain to South Foreland Shoreline Management Plan (or subsequent updates or amendments)	Water, human health
8. To promote sustainable waste management	8.1 Encourage a reduction in the amount of waste generated 8.2 Ensure the management of waste is consistent with the waste management hierarchy	Material assets
9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.	9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness. 9.2 Support improvements to existing non-designated heritage assets. 9.3 Aim to promote sustainable access to the historic environment. 9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits. 9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.	Cultural heritage, landscape
10. To ensure the supply of high quality homes, which cater for identified needs	10.1 Promote increased access to affordable housing 10.2 Support the timely delivery of market and affordable housing 10.3 Support the provision of homes which cater for existing and future residents' needs and the needs of different groups within the community by promoting a mix of new residential development, including, but not limited to, student, care home, gypsy & travellers and self build 10.4 Promote an appropriate mix of dwelling types, sizes and tenures 10.5 Promote the reduction in the amount of homelessness within the district 10.6 Promote high quality design in new housing developments	Population, human health, material assets
11. To promote the sustainable use of land and conserve soil quality	11.1 Encourage the efficient use of previously developed land 11.2 Avoid the unnecessary loss of best and most versatile agricultural land 11.3 Encourage appropriate building densities within developments 11.4 Support the reduction in land contamination	Soil, human health

Objective	Sub-objective	Relevant SEA topic area
12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres	12.1 Support the provision of jobs in the right places to meet the identified employment needs 12.2 Encourage investment in businesses, people and infrastructure to improve productivity 12.3 Support the vitality and viability of town and city centres 12.4 Promote sustainable tourism 12.5 Support a safe and attractive night economy 12.6 Support a sustainable marine and coastal economy 12.7 Support a sustainable rural economy	Material assets, human health, population
13. To promote and encourage sustainable transport	13.1 Promote consistency with the sustainable transport hierarchy and improvements to support increased use of sustainable transport methods 13.2 Support the reduction in the need to travel 13.3 Support the reduction of traffic congestion and improve road safety. 13.4 Encourage investment to improve transport infrastructure	Air, human health, population, climatic factors
14. To promote safe, healthy, inclusive and sustainable communities	14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks. 14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs 14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place 14.4 Minimise light and noise pollution 14.5 Promote healthy lifestyles including through sport and physical activity 14.6 Support the reduction of actual levels of crime	Human health, population

4.2.3 **Table 4.2** shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.

Table 4.2 Coverage of the SEA Directive Topics by the SA Objectives

SEA Directive Topic	SA Objective(s)
Biodiversity	3
Population *	10, 12, 13, 14
Human Health	1, 3, 6, 7, 10, 11, 12, 13, 14
Fauna	3, 5
Flora	3, 5
Soil	11
Water	5, 6, 7
Air	1, 13
Climatic Factors	1, 2, 3, 6, 13
Material Assets *	4, 8, 10, 12

SEA Directive Topic	SA Objective(s)
Cultural Heritage including architectural and archaeological heritage	9
Landscape	3, 5, 9

4.3 Methodology

4.3.1 Based on the contents of the Local Plan Options document detailed in **Section 1.4**, the SA Framework has been used to appraise the following key components of the document:

- Draft District Vision and Strategic Objectives;
- Draft Vision and Objectives for Canterbury, Herne Bay and Whitstable centres;
- Strategic growth options; and
- Non-strategic options.

4.3.2 The approach to the appraisal of each of the elements listed above is set out in the sections that follow.

Draft District Vision and Strategic Objectives

4.3.3 The Draft District Vision and Strategic Objectives set out the draft vision for Canterbury District in 2040 and how this will be achieved. It is important that the vision and objectives are aligned with the SA objectives (see ODPM guidance⁶⁵ Task B1). The Draft District Vision and Strategic Objectives have therefore been assessed for their compatibility against each of the 14 SA objectives (presented in **Table 4.1**). The following scoring system has been used to determine their compatibility:

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible
Mixed scores are presented as e.g.		+/-	

4.3.4 The findings of the compatibility assessment of the vision and plan outcomes and SA objectives are shown in **Table 5.1**. The findings are summarised in **Section 5.2**.

Draft Vision and Objectives for Canterbury, Herne Bay and Whitstable centres;

4.3.5 The Draft District Vision and Objectives for the centres of Canterbury, Herne Bay and Whitstable set have also been assessed for their compatibility against each of the 14 SA objectives (presented in **Table 4.1**) using the same scoring system as for the Draft District Vision and Strategic Objectives.

⁶⁵ ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities*.

The findings of the compatibility assessment of the vision and plan outcomes and SA objectives are shown in **Appendix D**. The findings are summarised in **Section 5.3**.

Strategic growth options

- 4.3.6 The Local Plan Options document sets six strategic growth options to meet the needs of the district up to 2040, including the identification of a preferred option. These growth options have been appraised against each of the 14 SA objectives using an appraisal matrix that enables a comparison of their sustainability performance. The matrix includes:
- the SA objectives;
 - a score indicating the nature of the effect for each option on each SA objective;
 - a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
 - recommendations, including any mitigation or enhancements measures.
- 4.3.7 A qualitative scoring system has been adopted which is set out in **Table 4.3** and to guide the appraisal, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 14 SA objectives; these can be found in **Appendix L**.
- 4.3.8 The completed appraisal matrices are contained at **Appendix E**. The findings of the appraisal of the growth options are summarised in **Section 5.4** of this report.

Table 4.3 SA scoring system

Significant Positive Effect	++	Likely to have a significant positive effects
Minor Positive Effect	+	Likely to have a positive effects
Neutral	0	Neutral
Minor Negative Effect	-	Likely to have negative effects
Significant Negative Effect	--	Likely to have significant negative effects
Uncertain	?	Uncertain
No Relationship	NA	Not applicable/No relationship

NB: where more than one colour/symbol is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Non-strategic options

- 4.3.9 The Local Plan Options document sets options to address a range issues identified within the following themes:
- Housing and new communities;
 - Employment and the Local Economy;
 - Town Centres and Local Facilities;
 - Movement and Transportation; and

- Historic and Natural Environment.

4.3.10 The options have also been appraised using the SA Framework and definitions of significance with the findings presented in matrices. A separate appendix covers each thematic section. Within each appendix there are separate matrices for each issue with scoring and commentary presented for each option. The completed appraisal matrices are contained at **Appendices F to J**. The findings of the appraisal of the non-strategic options are summarised in **Section 5.5** of this report.

Secondary, Cumulative and Synergistic Effects

- 4.3.11 The SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it will be important to consider the combined sustainability effects of the policies and proposals of the Local Plan both alone and in-combination with other plans and programmes.
- 4.3.12 At this early stage in the development of the Local Plan, it has not been possible to consider the cumulative effects of the Local Plan as a whole or in combination with other plans and programmes (for example, the local plans of neighbouring authorities). This is because key decisions relating to the quantum and location of future development have yet to be made and policies are still to be developed. A detailed appraisal of cumulative effects will therefore be undertaken at the draft Local Plan consultation stage.

4.4 When the SA was undertaken and by whom

- 4.4.1 The SA of the Local Plan Options document was undertaken by Wood in April and May 2021.

4.5 Difficulties encountered when undertaking the appraisal

- 4.5.1 The SEA Regulations require the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. These uncertainties and assumptions are detailed in the appraisal matrices. Those uncertainties and assumptions common across the appraisal are outlined below.

Uncertainties

- The exact quantum and location of future development to be accommodated in the District is not determined at this stage.
- The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure) which is currently unknown.
- The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
- The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability.
- The exact scale of waste associated with the Local Plan options will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
- The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.

Assumptions

- It is assumed that over the plan period there will be a decarbonisation of the electricity generation mix with renewable energy sources displacing fossil fuels.
- It is assumed over the lifetime of the plan that the vehicle fleet will be on the way to decarbonisation with the ban on new combustion engine vehicles due to come in to effect in 2030.
- It is assumed that a higher proportion of greenfield land will be required to meet the development needs associated with higher growth figures.
- It is assumed that new development would not be located on land designated for its nature conservation value.
- It is assumed that greenfield land will be required to accommodate future growth over the plan period.
- It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.
- It is assumed that site specific Flood Risk Assessments (FRA) will accompany development proposals where appropriate and that new development will achieve greenfield run off rates.
- It is assumed that the Kent County Council Joint Minerals and Waste Plan will make sufficient household waste recycling infrastructure provision available.

5. Appraisal of effects

5.1 Introduction

- 5.1.1 This section presents the findings of the appraisal of effects of the Local Plan Options document against the SA objectives. It includes an assessment of the compatibility of the Draft District Vision and Strategic Objectives with the SA Objectives (**Section 5.2**) and the compatibility of the Canterbury, Herne Bay and Whitstable town centre strategies' draft vision and objectives with the SA Objectives (**Section 5.3**); sets out an appraisal of the strategic growth options (**Section 5.4**); and an appraisal of the non-strategic options (**Section 5.5**). The section also includes a consideration of mitigation and enhancements (**Section 5.6**).

5.2 Draft District Vision and Strategic Objectives – Compatibility Assessment with the SA Objectives

- 5.2.1 The Local Plan Options document sets out a draft vision for the district by 2040:

By 2040 the economy will be stronger and more resilient, with highly- skilled jobs, including in technology and science, stimulated through growth and development of the universities and the strong medical sector. Investors will continue to be attracted by the district's connectivity to London and the Continent, with new and diverse job opportunities for local people.

Growth and investment in the district will be centred on Canterbury and will be complemented by an enhanced historic and natural environment that will facilitate a vibrant cultural and creative offer, and improved biodiversity. Together this will enhance the quality of life for residents and vastly improve the visitor experience.

Existing communities will be enhanced and new healthy communities will be of high-quality, low-carbon design, fully integrated with good access via non-car means to the city and beyond, complemented by high-quality, attractive public spaces and good access to local community facilities. A range of homes will meet the needs of the district, improve affordability and support growth.

Investment in digital infrastructure and walking and cycling routes will have helped to improve air quality and respond to the challenges of climate change, supporting the good health and wellbeing of our communities.

- 5.2.2 The draft vision is supported by 12 strategic objectives which set out how the district will be developed in the period to 2040:

- Provide **high-quality housing** for everyone, including **affordable housing**, as part of **mixed, sustainable communities**.
- Ensure housing is of **high-quality design**, is **low carbon** and **energy efficient** and has access to **community facilities** and **open space**.
- Create a **thriving economy** with a wide range of jobs, including more **highly- paid jobs**, to support **increased prosperity** for all.
- Support the **growth and development of our universities** as a centre of **innovation and learning excellence**, which stimulate **business** start ups and **generate skilled jobs**.

- Create a transport network with a focus on **low-carbon travel** to improve air quality and people's health while ensuring **excellent access to city and town centres** on foot, cycle and by public transport including through **intelligent transport systems**.
- Take advantage of and improve our links to/from **London and the Continent**, while creating a local transport network which enables most residents to access their **day- to-day needs within 15 minutes** through **healthy, environmentally-friendly journeys**.
- Support the **sustainable growth of our rural communities** through the provision of affordable housing, community facilities and transport infrastructure and take advantage of opportunities to grow the rural economy.
- Capitalise on our **rich and distinctive heritage and culture**, enhancing character, sense of place and quality of life, supporting tourism and the local economy for our residents, visitors and businesses.
- Exploit the **delivery of infrastructure** needed to support growth to maximise the benefits for existing residents and businesses, and ensure critical infrastructure is delivered at the right time to support development.
- Create **accessible vibrant town centres, maximising digital connectivity** for residents, visitors and businesses to shop, stay and enjoy their leisure time.
- **Protect and enhance our rich environment**, creating a network of spaces, supporting wildlife and biodiversity and improving the health and wellbeing of our communities.
- **Adapt to and mitigate the impacts of climate change** by ensuring new development is highly energy efficient and encourages low-carbon lifestyles.

5.2.3 A matrix has been completed to assess the compatibility of the Draft District Vision and Strategic Objectives contained in the Local Plan Options document and the SA objectives. **Table 5.1** presents the results of this compatibility assessment.

5.2.4 Overall, the vision and strategic objectives are judged to be compatible with the SA objectives. The following areas of uncertainty or enhancement have been identified:

- SA Objective 1 relates to air quality. The vision refers to digital infrastructure and encouragement of walking and cycling as the means to help improve air quality, whilst the fifth strategic objective refers to low carbon travel. The objectives could go further by requiring all major development to demonstrate that it is at least air quality neutral. The fifth strategic objective could potentially be amended to read: "Support the development of an integrated, low carbon, air quality neutral transport network to improve air quality and people's health while ensuring excellent access to city and town centres on foot, cycle and by public transport including through intelligent transport systems"
- SA Objective 2 relates to climate change mitigation. The vision refers to 'low-carbon design' and objectives specifically refer to low carbon housing. The strategic objectives could be enhanced with clear reference to commercial/employment development. Potentially, the first and second strategic objectives could be revised with the first focused on housing and second on commercial/employment development e.g.:
 - ▶ Provide high-quality, low carbon and energy efficient housing for everyone, including affordable housing, as part of mixed, sustainable communities that has access to community facilities and open space;
 - ▶ Ensure high-quality designed, sustainably located, flexible employment and commercial developments that contribute to net zero carbon targets.

- The strategic objective relating to improved links to the continent, while creating a transport network which enables residents to access their day to day needs in 15 minutes, has a mixed relationship with SA Objective 2 relating to the minimisation of greenhouse gases (GHG). The scale of any increase in GHG emissions associated with improved links to the continent is uncertain and it is not currently clear how the Local Plan could be amended to mitigate any increase.
- SA Objective 3 relates to biodiversity. The eleventh strategic objective could reference the need for development to have contributed to biodiversity net gain.
- The relationship between the vision and SA Objective 4 (including safeguarding of minerals) and SA Objective 5 relating to landscape (including designated landscapes) is uncertain because the location of development is unknown at this stage. Potentially, the vision could be amended to state that areas of designated landscape have been conserved/enhanced.
- SA Objective 6 relates to water. As the district is in an area of water stress, the strategic objectives could highlight the need for new development to include measures to minimise water consumption or promote resource efficiency as part of the references to high-quality design.
- SA Objective 7 relates to flood risk. The vision and strategic objectives recognise the need for future development to adapt to climate change. Enhanced reference could be included in the last strategic objective to reflect the need for resilience: "Adapt to and mitigate the impacts of climate change by ensuring new development is sustainably located, highly energy efficient, encourages low-carbon lifestyles and is resilient to the effects of climate change".
- SA Objective 8 relates to waste management. The strategic objectives could be supplemented by an additional objective related to resource use and waste management and supporting, for example, achievement of the circular economy.
- Whilst the vision does include reference to an enhanced historic environment (consistent with SA Objective 9) it is suggested that the strategic objectives is strengthened by reference to the World Heritage Site to read: "Capitalise on our rich and distinctive heritage and culture, including our World Heritage Site, enhancing character, sense of place and quality of life, supporting tourism and the local economy for our residents, visitors and businesses";
- The strategic objective relating to heritage and culture encourages tourism. As worded, there are uncertain outcomes in relation to SA Objective 1, 2 and other SA objectives because growth in the tourism sector could impact on air quality and GHG emissions. However, it can be expected that Local Plan policies could help to address such concerns.
- SA Objective 11 includes consideration of best and most versatile agricultural land. An additional strategic objective that seeks to promote sustainable resource use, including the effective use of land/soil resources, could be included to address this.

Table 5.1 Draft District Vision and Strategic Objectives – Compatibility with the SA Objectives

Local Plan Vision and Strategic Objectives – Compatibility with the SA Objectives														
SA Objective	1. Air Quality	2. Climate change	3. Biodiversity	4. Geology	5. Landscape	6. Water	7. Flood Risk	8. Waste	9. Historic environment	10. Housing	11. Land use	12. Economy	13. Sustainable transport	14. Health
Item														
Draft District Vision	+/?	+/?	+/?	?	?	?	?	?	+	+	?	+	+	+
Provide high quality housing for everyone, including affordable housing, as part of mixed, sustainable communities	+/?	+/?	+/?	0	?	?	?	?	?	+	?	+	+	+
Ensure housing is of high quality design, low carbon and energy efficient and has access to community facilities and open space	+/?	+/?	+/?	0	?	?	?	?	?	+	?	+	+	+
Create a thriving economy with a wide range of jobs, including more highly- paid jobs, to support increased prosperity for all.	+/?	+/?	+/?	0	?	?	?	?	?	+	?	+	?	+
Support the growth and development of our universities as a centre of innovation and learning excellence, which stimulate business start ups and generate skilled jobs	+/?	+/?	+/?	0	?	?	?	?	?	+	?	+	?	+
Create a transport network with a focus on low carbon travel to improve air quality and people's health while ensuring excellent access to city and town centres on foot, cycle and by public transport including through intelligent transport systems	+	+	?	?	?	?	?	0	?	+	?	+	+	+
Take advantage of and improve our links to/from London and the Continent, while creating a local transport network	+		0	?	?	?	+	0	?	+	?	+	+	+

Local Plan Vision and Strategic Objectives – Compatibility with the SA Objectives														
SA Objective	1. Air Quality	2. Climate change	3. Biodiversity	4. Geology	5. Landscape	6. Water	7. Flood Risk	8. Waste	9. Historic environment	10. Housing	11. Land use	12. Economy	13. Sustainable transport	14. Health
Item														
which enables most residents to access their day- to-day needs within 15 minutes through healthy, environmentally-friendly journeys.		+/-												
Support the sustainable growth of our rural communities through the provision of affordable housing, community facilities and transport infrastructure, and take advantage of opportunities to grow the rural economy	+/?	+/?	+/?	0	?	?	?	?	?	+	?	+	+	+
Capitalise on our rich and distinctive heritage and culture, enhancing character, sense of place and quality of life, supporting tourism and the local economy for our residents, visitors and businesses	+/?	+/?	+/?	0	0	0	+	?	+	+	+	+	+/?	+
Exploit the delivery of infrastructure needed to support growth to maximise the benefits for existing residents and businesses, and ensure critical infrastructure is delivered at the right time to support development.	+/?	+/?	+/?	?	?	?	+	?	?	+	?	+	+	+
Create accessible vibrant town centres, maximising digital connectivity for residents, visitors and businesses to shop, stay and enjoy their leisure time	+/?	+/?	+/?	?	?	?	+	?	?	+	?	+	+	+
Protect and enhance our rich environment, creating a network of spaces, supporting wildlife and biodiversity and improving the health and wellbeing of our communities	+	+	+	+	+	+	+	?	+	?	+	?	+	+

Local Plan Vision and Strategic Objectives – Compatibility with the SA Objectives														
SA Objective	1. Air Quality	2. Climate change	3. Biodiversity	4. Geology	5. Landscape	6. Water	7. Flood Risk	8. Waste	9. Historic environment	10. Housing	11. Land use	12. Economy	13. Sustainable transport	14. Health
Item														
Adapt to and mitigate the impacts of climate change by ensuring new development is highly energy efficient and encourages low carbon lifestyles	+	+	+	+	+	+	+	?	+	+	+	+	+	+

Key

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible
Mixed scores are presented as e.g.			+/-



5.3 Town centre strategies Draft Vision and Objectives – Compatibility Assessment with the SA Objectives

- 5.3.1 The Council intends to develop town centre strategies for the largest centres in the district: Canterbury, Herne Bay and Whitstable. The Local Plan Options document includes a draft vision and strategic objectives for each of the town centre strategies. These have been subjected to a compatibility assessment in the same manner as the Draft District Vision and Strategic objectives. The compatibility assessments are contained in **Appendix D** and summarised in this section. It is expected that further development will take place through the Local Plan process.

Canterbury city centre

- 5.3.2 The draft vision for the centre of Canterbury is as follows:

The vision for Canterbury is to build its success as the key visitor and shopping destination in Kent by diversifying its offer through creative and cultural development and providing a range of commercial and leisure floorspace to meet projected growth needs and an increase in residential use. Improving the commercial offer, intensifying and capitalising on its unique heritage assets, rich townscape and academic institutions will encourage innovative businesses to invest in the city, stimulate activity, grow footfall and contribute to the vibrancy and vitality of the centre.

Canterbury will experience significantly-reduced traffic congestion through a decisive switch towards active travel which will improve health, quality of life and the environment. Taken with a high-quality public realm that integrates public art, high-quality landscaping and new green infrastructure the city will be an animated, safe and attractive place.

Strengthening the city's public realm and open spaces will also reinforce the character and distinctiveness of the city's heritage, help mitigate climate change and contribute to the ecological network ensuring Canterbury is a desirable place to live, work, visit and do business. An improved visitor experience will ensure Canterbury continues to be a flourishing visitor destination, welcoming tourists to the city and offering an attractive gateway to the wider district.

- 5.3.3 A series of objectives are also identified:

- Maintaining the City's function as a **sub-regional centre**; providing and creating a **wide range of town centre uses** and services to, grow footfall and contribute to the vibrancy and vitality of the centre.
- Facilitate **business growth and investment** in the City by supporting the growth and development of the **Universities** to stimulate business startups and associated economic development
- Growing the **residential** population by converting space above shops and developing mixed use and residential schemes, that will contribute to town centre vitality, footfall and expenditure.
- Improve **connectivity** between different areas and visitor attractions, supported by enhanced digital infrastructure.
- Facilitating a significant increase in **opportunities for walking, cycling and sustainable transport** to ease congestion and improve air quality and people's health.
- Positively exploit the City's **heritage** to deliver economic, social and environmental benefits.

- Improving the **public spaces** including new public art and lighting, and new green infrastructure and landscaping.
- Fostering a vibrant **cultural and creative** offer to embed Canterbury City Centre as a core attraction and the heart of community life. New festivals, events and themes to support town centre activity, attract visitors and maximise footfall.

- 5.3.4 A matrix has been completed to assess the compatibility of the draft vision and objectives contained in the Options Paper and the SA objectives (see **Appendix D**). Overall, the vision and objectives are compatible with the majority of the SA Objectives or would have a neutral relationship.
- 5.3.5 Increasing residential accommodation within the city centre could be incompatible with aims to reduce flood risk (SA Objective 7) but this would depend on the location of residential development in relation to the areas of flood risk within the city centre. Increasing development and footfall within the city centre could also increase waste (including household waste) (SA Objective 8) but this is uncertain.
- 5.3.6 If the resident, student and visitor population within the city centre is to increase, the Local Plan must also support appropriate health, education and community infrastructure provision, sufficient to meet the anticipated needs. Where these are not met, or delivery of new infrastructure appropriately planned and delivery phased, there are the potential for incompatibilities. Uncertainties are therefore identified in relation to growing the population and compatibility with health and community (SA Objective 14).
- 5.3.7 Growing the resident population could also have implications for city centre functions and new and established uses/venues with regards to noise and amenity complaints from new residents. It will be important that the agent of change principle is applied in such cases, e.g., if new residential development is planned close to an existing venue the new development demonstrates that adequate mitigation can be provided and that this is implemented. This would best be addressed through a more general change in the Local Plan, as it is relevant to other locations.
- 5.3.8 The town centre strategy objective around positively exploiting the City's heritage is not necessarily incompatible with SA Objective 9 but could be amended to avoid potential concerns that exploiting the historic environment might be somehow harmful to it. Consideration could be given to an alternative term to 'Positively exploit the City's heritage.' Consistent with the Heritage Strategy, the objective could be amended to 'capitalise on the contribution that heritage makes to prosperity and well-being, while securing the long-term conservation and management of the historic environment.'
- 5.3.9 The objective of facilitating a significant shift to active travel and public transport could have mixed impacts on the vitality and viability of the City Centre (SA Objective 12). This will depend on the future approach to short/medium stay car parking for shoppers. This issue is applicable to all of the retail centres and is best addressed through general policies in the Local Plan.

Herne Bay town centre

- 5.3.10 The draft vision for the centre of Herne Bay is as follows:

The vision for Herne Bay is for a thriving town with a diverse economy with a competitive core that attracts investment and jobs. The centre will have high-quality public spaces and legible and attractive pedestrian and cycle links between the seafront, shopping areas, the railway station and the wider suburbs. The seafront will be the focus of regeneration, with well-designed new buildings complementing the historic environment. The town's heritage, range of open spaces and seaside location will deliver new opportunities for shopping, community and leisure events. Digital working

and clean energy will make Herne Bay the place of choice for residents and businesses wanting a more contemporary, greener lifestyle. Improved connectivity to surrounding countryside and coast, including Whitstable and Canterbury will also provide healthy walking and cycling opportunities.

5.3.11

A series of objectives are also identified:

- *Providing and creating a **wide range of town centre uses** including opportunities for job creation and creative industries that stimulate activity, grow footfall and add to the vibrancy and vitality of the centre.*
- *The **seafront** will be reinvigorated through the enhancement of public spaces and the regeneration of seafront buildings, including with contemporary design, to create a dynamic and vibrant place for people to socialise and spend leisure time*
- *Increase **residential** occupancy within the town centre including making use of space above shops for residential.*
- *Significantly improving the **connectivity** between the different areas of the town centre, particularly Central parade, High Street and Mortimer Streets and the train station as well as the wider suburbs.*
- *Opportunities for **movement by foot, cycle and public transport** will be maximised and balancing the desirability and convenience of car parking in the centre with the transition to more sustainable transport modes.*
- *Enhance **digital infrastructure** where it preserves the historic environment and support improvements to strategic infrastructure, including power and water, to the benefit of communities and businesses.*
- *Positively exploit Herne Bay's rich **heritage** to develop tourism and the local economy to benefit residents, visitors and businesses*
- *Enhance **public and open space** to deliver new opportunities for shopping, community and leisure events to encourage more people to visit the town centre. New festivals, events and themes will be developed to support town centre activity and maximise footfall*

5.3.12

A matrix has been completed to assess the compatibility of the Draft Vision and Objectives contained in the Options Paper and the SA objectives (see **Appendix D**). Overall, the vision and objectives are compatible with the majority of the SA Objectives or would have a neutral relationship.

5.3.13

Similar to the findings of the compatibility assessment of Canterbury city centre vision and objectives, some uncertainties have been identified related to growing the residential accommodation related to flood risk, waste and health (SA Objective 7, 8 and 14).

Whitstable town centre

5.3.7 The draft vision for the centre of Herne Bay is as follows:

Whitstable will continue to be an attractive, distinctive coastal town offering a variety of independent businesses and services for residents and visitors. Its unique blend of shops, bustling harbour and coastal heritage will continue to thrive along with its expanding art and cultural scene. More opportunities for walking, cycling and public transport use will help make the town centre's streets a pleasant environment for residents and visitors.

5.3.14

A series of objectives are also identified:

- Providing a **range of compatible uses** including entrepreneurship and creative industry that reflect the character of the area, add to the vibrancy and vitality of the centre and maintain the town centre at the heart of the community it serves.
- Promoting higher density development where it can be accommodated and making use of space above shops for **residential**.
- **Digital infrastructure** to all new residential and business developments and provide enhanced digital infrastructure where it preserves the historic environment
- Improving the town centre environment by **reducing the dominance of traffic**, providing low carbon travel options including new and extended cycle & walking network and enhanced public realm
- Protect, improve and capitalise on the town's rich and distinctive **heritage, culture** and quality of place to enhance quality of life, support tourism and the local economy for residents, visitors and businesses

5.3.15 A matrix has been completed to assess the compatibility of the Draft Vision and Objectives contained in the Options Paper and the SA objectives (see **Appendix D**). Overall, the vision and objectives are compatible with the majority of the SA Objectives or would have a neutral relationship.

5.3.16 The findings are similar to the compatibility assessment of Canterbury city and Herne Bay town centre vision and objectives. Some uncertainties have been identified related to growing the residential accommodation related to flood risk, waste, and health (SA Objective 7, 8, and 14).

5.3.17 The vision could be expanded to reflect some of the proposed objectives (consistent with town visions for Canterbury and Herne Bay). For example, the vision could reference the need to broaden the range of convenience shopping available in the centre and improve the public realm.

5.4 Strategic Growth Options

5.4.1 This section presents a summary of the appraisal of the preferred spatial growth options and five alternative options set out in the Local Plan Options document:

Preferred Option Summary (Option 3 Canterbury C on the maps):

- Growth focussed at Canterbury as the economic hub of the District, through the expansion of the City and new or satellite settlement(s);
- More limited development at coastal towns and villages;
- Additional development (14,000 - 17,000 homes) provided to facilitate further economic growth, and to enable significant additional investment in the local transport network to support the delivery of the Vision;
- Significant upgrading of A28 to enable through-traffic to bypass the city centre;
- Radical redesign of movement within the City, with public realm and open space to create attractive environment for residents and visitors;
- Further investment in park and ride and bus infrastructure e.g. bus lanes.

Canterbury Focus A

- Growth focussed on Canterbury with more limited growth at the coast and villages;

- Minimum development (9,000 homes) provided to meet Government targets;
- Reallocation of road space on the ring road to provide safer, more attractive routes for walking and cycling;
- Further investment in park and ride and bus infrastructure e.g. bus lanes.

Canterbury Focus B

- Growth focussed on Canterbury with more limited development at the coast and villages;
- Additional development (14,000-17,000 homes) provided to facilitate further economic growth and to enable significant investment in the local transport network;
- Significant upgrading of A28 to enable through-traffic to bypass the city centre;
- Reallocation of road space on the ring road to provide safer, more attractive routes for walking and cycling;
- Further investment in park and ride and bus infrastructure e.g. bus lanes.

Coastal Focus

- Growth focussed at the Coast with more limited development at Canterbury and the villages;
- Minimum development (9,000 homes) provided to meet Government targets;
- A new Park and Ride to serve Whitstable supported by frequent bus service and investment in coastal walking and cycling network.

Rural Focus

- Growth focussed at sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay;
- Minimum development (9,000 homes) provided to meet Government targets;
- Public transport improvements connecting rural settlements with urban areas.

New freestanding settlement

- Growth focussed at a new freestanding settlement, with more limited growth at Canterbury, Whitstable and Herne Bay and sustainable rural settlements;
- Minimum development (9,000 homes) provided to meet Government targets;
- Comprehensive new transport infrastructure to support new community.

5.4.2 Each option has been appraised against the SA objectives and in accordance with the approach detailed in **Section 4.3**. The findings of the appraisal are presented in **Table 5.2** and summarised below. Detailed appraisal matrices are contained in **Appendix E**.

Table 5.2 Summary appraisal of Strategic Growth Options

SA Objective														
Option	1. Air Quality	2. Climate change	3. Biodiversity	4. Geology	5. Landscape	6. Water	7. Flood Risk	8. Waste	9. Historic environment	10. Housing	11. Land use	12. Economy	13. Sustainable transport	14. Health
Preferred Option (Canterbury Focus C)	+/-	+/- -	+/- -/?	-	+/- -/?	-/?	0/?	-/?	+/- /?	++/ ?	+/- -/?	++	++ /-/?	++/ -
Canterbury Focus A	+/-	+/- -	+/- /?	-	+/- /?	-/?	0/?	-	+/- /?	++	+/- /?	+/?	+/- /?	+/-
Canterbury Focus B	+/-	+/- -	+/- -/?	-	+/- -/?	-/?	0/?	-/?	+/- /?	++/ ?	+/- -/?	++	++ /-/?	++/ -
Coastal Focus	+/- /?	+/- -	+/- -/?	-	+/- /?	-/?	0/?	-	+/- /?	++	+/- /?	+	+/-	+/- /?
Rural Focus	-	+/- -	+/- /?	-	+/- -/?	-/?	0/?	-	+/- /?	++	+/- /?	+	+/- -	+/- /?
New Freestanding Settlement	+/- -/?	+/- -	+/- -/?	-	+/- -/?	-/?	0/?	-	+/- /?	++/ ?	+/- -/?	+/?	+/- -/?	+/- /?

Preferred Option Summary (Canterbury Focus C)

- 5.4.3 The Preferred Option (Canterbury Focus C) would see development focussed at Canterbury through the expansion of the City and new or satellite settlement(s) with more limited development at coastal towns and villages.
- 5.4.4 The proposed delivery of 14,000 to 17,000 new homes over the plan period would enable development substantially above the identified Housing Need Assessment (HNA) (2021) Local Housing Need (LHN) figure of 1,120 which is equivalent to 22,400 new homes over the 2020-40 plan period. The Option would include a requirement of between 27,400-30,400 new homes over the plan period (when existing supply and committed housing is taken into account). Significant positive effects are therefore assessed against housing (SA Objective 10). The growth will require a substantial uplift on the average growth rates in recent years so there is some uncertainty about delivery. Uncertainty may be mitigated by a stepped requirement to backload delivery.
- 5.4.5 Additionally, the focus on Canterbury City is likely to drive economic growth within the city itself and more broadly across the district along with benefits from the higher levels of housing growth than the other options presented (except for Canterbury Focus B). Focusing residential growth in Canterbury, along with a range of transport infrastructure and public realm improvements, would also help to support the universities, which are important employers and help to support economic growth within the district. Significant positive effects are assessed against SA Objective 12 (economy).

- 5.4.6 A number of mixed positive and negative scores have been identified for the Preferred Option for a range of SA Objectives. The Option is considered likely to support enhanced transport measures within and across Canterbury City including upgrading of the A28 and investment in Park and Ride facilities. These proposed measures would support a sustainable transport network and support active transport, reduced congestion, and support public transport provision. However, the Option would conversely also lead to the largest increase in new homes, and although the option would support sustainable transport measures, based on current assumptions, there would be an increase in private vehicle use. The Option is therefore considered to have a mix of significant positive and minor negative effects on transport although there is some uncertainty dependent on location of development (SA Objective 13).
- 5.4.7 Focusing growth within Canterbury with delivery of public realm improvements and open space is likely to support enhanced walking and cycling routes and lead to well-designed public spaces. A mix of significant positive and minor negative effects are assessed against the health and wellbeing (SA Objective 14).
- 5.4.8 All options are considered to have a mix of minor positive and significant negative effects on climate change (SA Objective 2) due to the embodied carbon in the construction phase associated with the levels of housing growth and GHG emissions during occupancy (with the quantum of embodied carbon greater for higher growth options). However, the implementation of building regulations, Future Homes Standard and local plan policy can have a significant effect with homes built later in the plan period (or sooner dependent on policy) more likely to accord with the expectations of net zero.
- 5.4.9 The Council's *Local Plan 2040: Summary of options - carbon emissions* (2021) evidence shows that all development options add to the district carbon footprint due to the emissions from constructing and operating new buildings and infrastructure. However, it also shows the major reduction in carbon emissions that can be made by specifying net zero operational emissions standards for new construction and lower embodied carbon through using less carbon intensive construction materials. Additionally, the analysis shows that implementing the proposed transport strategy has the potential to significantly reduce carbon emissions and that this option is likely to produce the lowest carbon emissions.
- 5.4.10 The residential growth associated with this option (14,000–17,000 new homes) would be expected to lead to the greater release of greenfield than lower housing growth figures under other options, although focus growth within Canterbury may help secure previously developed land (PDL) and increase the amount of PDL used, which has decreased in recent years. The Option would be expected to see the use of greenfield land (which is often of greater biodiversity value than PDL). However, by focusing growth within Canterbury city, along with public realm improvements, there may be opportunities to support greater connectivity for the biodiversity and green infrastructure networks especially with the anticipation of the government introducing a biodiversity net gain requirement. Additionally, investment in transport infrastructure may help to mitigate air quality impacts that could be affecting designated conservation assets (such as Blean complex along the A290 north of Canterbury). A mix of positive and significant negative effects are assessed against biodiversity (SA Objective 3) and land use (SA Objective 11).
- 5.4.11 By focusing on Canterbury city and new or satellite settlements the Option would be expected to increase pressures on landscapes around the City and its visual setting. The higher housing growth under this option could place greater pressure on the landscape than Canterbury Focus A (with a requirement of a minimum of 9,000 homes). However, the Option could also support the scale of planned development that would deliver integrated green infrastructure and landscape mitigation, and ensure the delivery of high-quality design standards.

- 5.4.12 The Option focusses growth in Canterbury which may increase pressures on the World Heritage Site (WHS), and other historic and cultural assets within and surrounding the City, but this is largely dependent on the location of development. Development may also help increase access to assets and the option would also support environmental improvements to the city centre. A mix of positive and negative effects are identified against SA Objective 9 (historic environment). The extent of negative effects may increase or be lessened, dependent on the location of development.
- 5.4.13 All Options are considered to perform similarly with regard to water resource and quality (SA Objective). This reflects the potential for new development to place pressure on water supplies (especially due to the area being under water stress) and wastewater infrastructure. However, with the higher growth figures associated there is greater uncertainty as to whether the effects would potentially be significant dependent on the delivery of water efficient development and water infrastructure. However, the proposed provision of the Broad Oak reservoir would help to mitigate water supply issues but there is some uncertainty about delivery during the plan period. For waste (SA Objective 10) all options are considered to perform similarly as new development will lead to waste generation which may be greater for higher growth options dependent on the reuse of waste generated.
- 5.4.14 Neutral effects with some uncertainties are assessed against SA Objective 7 for each Option. This Option would direct development to Canterbury, which has extensive areas of flood risk linked to the River Stour, but the implementation of a Flood Risk Assessment (FRA) for relevant development sites can be assumed. However, careful assessment of development sites for allocation will be required.
- 5.4.15 Overall, the Preferred Option is considered to have the greatest potential for significant positive effects on a range of SA Objectives compared to the other options (except for Canterbury Focus B which performs similarly). It would have significant positive effects for housing (SA Objective 10) and the economy (SA Objective 12) and a mix of significant positive and minor negative effects on sustainable transport (SA Objective 13) and health (SA Objective 14). However, there are also likely a mix of minor positive and significant negative effects on climate change (SA Objective 2), biodiversity (SA Objective 3), landscape (SA Objective 5) and land use (SA Objective 11). However, the extent and magnitude of such effects is uncertain at this stage.

Canterbury Focus A

- 5.4.16 Canterbury Focus A would see the housing requirement of a minimum of 9,000 dwellings which meets the minimum LHN figure identified in the HNA 2021. The Option would help meet the needs of Canterbury city, and more limited development in other settlements would help support the needs in these locations thereby significantly supporting achievement of SA Objective 10 (housing). By focusing growth within Canterbury and associated benefits for city centre service and facilities, the Option would have positive effects on the economy (SA Objective 12), however, the associated economic benefits from housing growth would be expected to be lower than the Preferred Option and Canterbury Focus B.
- 5.4.17 A number of mixed positive and negative scores have been identified. The Option would not deliver the housing growth required to support substantial investment in infrastructure, particularly transport infrastructure within Canterbury. Therefore, the benefits associated with the Preferred Option and Canterbury Focus B for air quality (SA Objective 1), transport (SA Objective 13) will be lessened. Similarly, for health and community (SA Objective 14), the option would not be expected to deliver public realm and open space improvements and greater enhancements to transport infrastructure. Conversely, the lower housing growth required would also have a lower impact than the higher level of housing growth in the Preferred Option and Canterbury Focus B, so overall negative effects, may also, in themselves be lessened. Overall, for these SA objectives a mix of minor positive and negative effects are identified.

- 5.4.18 With regards to biodiversity (SA Objective 3) and land use (SA Objective 11) the Option would be expected to lead to a lower release of greenfield land than the Preferred Option and Canterbury Focus B (proportionally and directly) with an associated lower loss of land considered to be largely of more biodiversity value than PDL. A mix of minor positive and negative effects are identified. For landscape (SA Objective 5), the pressures may also be less compared to the Preferred Option and Canterbury Focus B, due to the lower housing growth envisaged. The Option would have positive and negative effects on the achievement of these objectives, with some uncertainty.
- 5.4.19 The Option performs similarly to the Preferred Option with regards to impacts on water (SA Objective 6) and waste (SA Objective 8). However, the lower housing growth means that the negative effects may be lessened as there would be less pressure on water resources whilst less waste would also be expected to be generated.
- 5.4.20 Overall, the Option would have a number of positive effects with housing (SA Objective 10) being significant. There would be a mix of positive and negative effects on air quality (SA Objective), biodiversity (SA Objective 3), landscape (SA Objective 5), historic environment (SA Objective 9), land use (SA Objective 11), sustainable transport (SA Objective 13) and health (SA Objective 14) with negative effects on climate change likely to be significant (SA Objective 2). Overall, the magnitude of the positive and negative effects would be expected to be lower than the Preferred Option and Canterbury Focus B.

Canterbury Focus B

- 5.4.21 Canterbury Focus B performs similarly against the SA Objectives as the Preferred Option (Canterbury Focus C) as the levels of housing growth and the location of proposed development (focus on Canterbury) are largely similar, with the exception of the Preferred Option supporting development in satellite settlement(s).
- 5.4.22 The range of proposed enhancements to the infrastructure are also similar. However, it is recognised that the Option may not deliver the public realm and open space improvements and redesign of movement within the city. Therefore, the magnitude of positive effects associated with objectives related to biodiversity (SA Objective 3), landscape (SA Objective 5), transport (SA Objective 13) and health (SA Objective 14) may be less than the Preferred Option.
- 5.4.23 For all other SA Objectives, the Option is considered to score similarly to the Preferred Option.
- 5.4.24 As per the Preferred Option, this Option is considered to have the greatest potential for significant positive effects on a range of SA Objectives compared to the other options. It would have significant positive effects for housing (SA Objective 10) and the economy (SA Objective 12) and a mix of significant positive and minor negative effects on sustainable transport (SA Objective 13) and health (SA Objective 14). However, there is also a mix of minor positive and significant negative effects on climate change (SA Objective 2), biodiversity (SA Objective 3), landscape (SA Objective 5) and land use (SA Objective 11). However, the extent and magnitude of such effects is uncertain at this stage.

Coastal Focus

- 5.4.25 This Option would focus growth at the coast with more limited development at Canterbury and the villages. The Option includes a minimum of 9,000 homes in line with the LHN figure in the HNA 2021.
- 5.4.26 Focusing growth in the coastal towns of Whitstable and Herne Bay could increase pressure on the coastal nature designated sites including those internationally recognised (Thanet Coast and Sandwich SPA/Ramsar and Thames, Medway & Swale SPA/Ramsar) with regards to recreational pressures. However, development could drive investment in these and other sites of biodiversity

value in the coastal area. There is potential for a mix positive and significant negative effects for biodiversity (SA Objective 3).

- 5.4.27 The Option would see provision of a new Park and Ride for Whitstable and coastal walking and cycling improvements. Additionally, development in the coastal area may be able to support use of the Whitstable, Chestfield and Swalecliffe, and Herne Bay railway stations. Concentrating development here may also drive investment in other public transport improvements. However, the development would not support enhanced transports provision within Canterbury city or elsewhere and could lead to increase private car use. Mixed positive and negative effects are identified against air quality (SA Objective 1), transport (SA Objective 13) and health and wellbeing (SA Objective 14). Effects on climate change (SA objective 2) are considered to be a mix of positive and significant negative as per the other options.
- 5.4.28 There are extensive conservation areas within and around Whitstable, Chestfield and Herne and Herne Bay and numerous listed buildings. There is therefore potential for effects on these heritage these assets but this is largely dependent on the location of development. The Option has the potential to have both positive and negative effects on the historic environment (SA Objectives 9) subject to its location.
- 5.4.29 The Option performs similarly to the other options that include a requirement for a minimum of 9,000 homes with regards to impacts on water (SA Objective 6) and waste (SA Objective 8). However, focusing growth within the coastal areas may increase pressures on coastal waters in particular.
- 5.4.30 With regards to flood risk, the District has 21.6 kilometres of coastline with over 10km being low-lying. There are large areas of flood risk along the coast and further inland at Whitstable, Swalecliffe and Herne Bay. However, it is assumed that new development proposals which may result in an increase in flood risk will be accompanied by a FRA and incorporate suitable flood alleviation measures thereby minimising the risk of flooding. Neutral effects with some uncertainty are assessed against SA Objective 7.
- 5.4.31 Overall, the option would have positive effects on a range of SA Objectives with many identified as having a mix of positive and negative effects. There are likely to be significant effects on climate change (SA Objective 2) and biodiversity (SA Objective 3).

Rural Focus

- 5.4.32 This Option would focus growth at sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay. The Option includes a minimum of 9,000 new homes.
- 5.4.33 The Option is considered to have positive effects on housing (SA objective 10). It would help to meet housing needs across the District and would meet the minimum HNA (2021) LHN of 1,120 dwellings per annum in line with the government's Standard Methodology. The Option would also support delivery of affordable housing in the rural areas and help to address affordability issues. Additionally, there would be economic benefits (SA Objective 12), through associated economic benefits from housing development and through support for town centre facilities in the larger of these rural settlements.
- 5.4.34 Dispersed development across the district may exacerbate unsustainable travel patterns. This could increase reliance on the private car as primary means of transport which would have negative impacts in relation to air quality (SA Objective 1), climate change (SA Objective 2), and human health (SA Objective 14) from vehicle emissions. Although, the Option would potentially support investment in public transport there may not be the critical mass required to support integrated

sustainable transport solutions in all development locations. A mix of positive and significant negative effects are assessed for transport (SA Objective 13).

- 5.4.35 The development of new sites located on greenfield land could be associated with the loss of habitats and species. Such dispersed development could also have the potential for indirect effects on designated sites, through the piecemeal and pervasive loss (across the district) of sites important for connectivity, biodiversity network and foraging by designated species. As a consequence, a mixture of minor positive and negative effects on biodiversity (SA Objective 3), with some uncertainty, have been identified.
- 5.4.36 There are several designated and non-designated heritage assets within and near existing settlements including extensive conservation areas with and around Blean, Bridge, Chartham and Littlebourne and numerous listed buildings. There is therefore potential for effects on heritage assets across the district, but this is largely dependent on the location of development. The Option has the potential to have both positive and negative effects on the historic environment (SA Objectives 9) subject to its location.
- 5.4.37 There are extensive areas of flood risk at many settlements although, as with other options, neutral effects (with some uncertainty) are identified dependent on location and delivery of FRA to support new development that may be at risk of, or increase the risk elsewhere of, flooding.
- 5.4.38 Overall, the Option would have some positive impacts across a range of SA Objectives but there would be less positive effects than the other Options assessed. There is potential for significant negative effects for landscape (SA Objective 5), sustainable transport (SA Objective 13) (mixed with minor positive effects), mixed positive and negative effects on biodiversity (SA Objective 3), and negative effects on air quality (SA Objective), land use (SA Objective 11) and sustainable transport (SA Objective 13).

New Freestanding Settlement

- 5.4.39 This Option would focus growth at a new freestanding settlement, with more limited growth at Canterbury, Whitstable and Herne Bay and sustainable rural settlements. The Option includes a minimum of 9,000 new homes.
- 5.4.40 The Option is considered to have a significant positive effect on housing (SA objective 10), with some uncertainty over the lead in time for a new settlement and how this may impact on housing delivery in the early years of the plan period. Additionally, it may not fully help to address need in existing settlements. However, the Option would meet the minimum LHN in line with the government's Standard Methodology set out in the HNA (2021). Additionally, there would be economic benefits (SA Objective 12), through associated economic benefits and employment, but the Option may not support existing centres as well as other options.
- 5.4.41 Focusing growth in a new settlement would likely see substantial encroachment into the countryside, and although an exact location for development is not known, it could be reasonably expected that there would be substantial loss of greenfield land, which may be of high agricultural value, and could be reasonably expected to have higher biodiversity value than previously developed land. There is therefore potential for significant negative effects on biodiversity (SA Objective 3), landscape (SA Objective 5) and land use (SA Objective). These effects would be greater if the location was particularly sensitive or had high landscape value. However, there would be opportunities for planned integration of mitigation and enhancements within the new settlement which may help to address the loss of biodiversity and impacts on landscape. There is some uncertainty related to the location of a new settlement.
- 5.4.42 Although an element of self-sufficiency for day-to-day needs could be expected to be achieved within a new freestanding settlement, travel to areas of employment and centres with higher level

facilities and services would be expected to occur. Although, a new settlement would drive sufficient requirements to support the planned integration of sustainable transport measures to support walking and cycling within the settlement itself, it is considered likely that the Option would overall lead to an increase in private car use and have potential for significant negative effects on transport (SA Objective 13). Additionally, this is likely to increase emissions to air across the district (SA Objective 1) and the Option would not help to address poor air quality predominantly experienced in Canterbury city.

- 5.4.43 Overall, the Option would have a number of positive impacts across a range of SA Objectives, however there is potential for significant negative effects linked to air quality (SA Objective), biodiversity (SA Objective 3), landscape (SA Objective 5), land use (SA Objective 11) and sustainable transport (SA Objective 13). However, the extent and magnitude of such effects is uncertain at this stage.

Reasons for the selection of the Preferred Option at this stage in plan preparation

- 5.4.44 The Local Plan Options document sets out the reasoning for selection of the Preferred Option at this stage in plan preparation, which is summarised below:

Preferred Option

- 5.4.45 The Preferred Option (Canterbury Focus C) is identified at this stage because the option:
- is best aligned to meeting the emerging vision and objectives;
 - would support economic growth in Canterbury to support a strong and resilient local economy and the growth of the universities;
 - would support infrastructure delivery and investment that facilitates a significant modal shift to improve air quality and congestion, reduce carbon emissions and provide enhancements to the natural and historic environment at Canterbury; and
 - Additional housing will also help to meet the needs of more people in the district's communities and improve affordability and provide more biodiversity gains.
- 5.4.46 Overall, the Preferred Option is considered to have the greatest potential for significant positive effects on a range of SA Objectives compared to the other options (except for Canterbury Focus B which performs similarly). It would have significant positive effects for housing (SA Objective 10) and the economy (SA Objective 12) and a mix of significant positive and minor negative effects on sustainable transport (SA Objective 13) and health (SA Objective 14). However, there are also likely a mix of minor positive and significant negative effects on climate change (SA Objective 2), biodiversity (SA Objective 3), landscape (SA Objective 5) and land use (SA Objective 11). However, the extent and magnitude of such effects is uncertain at this stage.
- 5.4.47 The Local Plan Options document also sets out the reasoning for the other options presented for consultation:

Canterbury Focus A

- 5.4.48 The option would facilitate some economic growth and provide a range of homes. This option looks to harness the potential of Canterbury, with investment in road infrastructure to manage congestion and improve connectivity. However, the option would not deliver the full housing, economic and infrastructure benefits of the Preferred Option.

Canterbury Focus B

- 5.4.49 The option would facilitate the economic growth of the district, to support a strong and resilient local economy and provide a range of homes to improve access to high quality housing. This option looks to harness the potential of Canterbury, with investment in road infrastructure to manage congestion and improve connectivity. However, the option would not result in the same infrastructure delivery benefits as the Preferred Option.

Coastal Focus

- 5.4.50 The option would facilitate some economic growth and provide a range of homes. This option would limit the potential for growth at Canterbury and opportunities for addressing congestion and air quality in the City, as the focus would instead be on accommodating growth at the coast, supporting a shift towards more low-carbon journeys. The option would not deliver the full housing, economic and infrastructure benefits of the Preferred Option.

Rural Focus:

- 5.4.51 The option would facilitate some economic growth and provide a range of homes. This option would limit the potential for growth at Canterbury and opportunities for addressing congestion and air quality in the City, as the focus would instead be on accommodating growth at the villages. The option would not deliver the full housing, economic and infrastructure benefits of the Preferred Option.

New Settlement:

- 5.4.52 The option would facilitate some economic growth and provide a range of homes. It is considered that this option could limit the potential for growth at Canterbury and opportunities to address congestion and air quality in the City, as a new settlement would likely require significant bespoke infrastructure investment. The option would not deliver the full housing, economic and infrastructure benefits of the Preferred Option.

5.5 Non-strategic Options

- 5.5.1 This section presents a summary of the appraisal of the non-strategic options set out in the Local Plan Options document. The section follows the format of the Local Plan Options document and covers the issues and options presented for the following themes:
- Housing and new communities;
 - Employment and the Local Economy;
 - Town Centres and Local Facilities;
 - Movement and Transportation; and
 - Historic and Natural Environment.
- 5.5.2 Each option has been appraised against the SA objectives and in accordance with the approach detailed in **Section 4.3**. The findings of the appraisal, with regards to the likely significant effects of each option, are briefly summarised below. Detailed appraisal matrices for each issue and associated options, including detailed commentary, are contained in **Appendices F to J**. The Local Plan Options document sets out reasoning for each option and for the selection of a preferred option at this stage. To avoid duplication, this is not repeated here.

Housing and New Communities

5.5.3 This section sets out a summary of the appraisal of the options contained in the Housing and New Communities section under the following sub-sections:

- General approach;
- Community infrastructure and design;
- Specialist housing needs; and
- Delivering infrastructure to support growth

5.5.4 Detailed appraisal matrices for each option, including detailed commentary, are contained in **Appendix F**.

General Approach

5.5.5 Five issues were set out within this section of the Local Plan Options document with a range of options identified to address each issue. Each option is outlined below with a summary of the likely significant effects.

Issue HNC1 - How should we ensure the right types and tenures of housing is provided? Summary of likely significant effects

- HNC1A - Continue current approach to allow some flexibility for developers to provide a mix of homes within a broad range
- HNC1B - Set specific housing mix targets which each site must deliver, based on the identified needs for size, type and tenure, across different parts of the district
- HNC1C (Preferred Option) - Set specific housing mix targets which each site must deliver and identify opportunity sites for specific types or tenures

5.5.6 Option HNC1C would see that for specific sites housing mix targets are set and opportunities identified for specific types/tenures. This would help to maximise the benefits of providing the right type of housing in the right locations to meet local needs and therefore a significant positive effect is identified for housing (SA objective 10). A significant positive effect is also identified for health (SA objective 14) as there are clear links between good health and high-quality living standards that meet housing need. Options HNC1A and HNC1B are considered to have positive effects for these objectives although would not be expected to be significant. All options performed similarly for the remaining objectives. Minor positive effects were assessed against economy (SA Objective 12) and minor negative effects assessed against air quality, climate change, water and transport (SA Objectives 1, 2, 6 and 13).

Issue HNC2 - How should we approach providing opportunities for small and medium sized housing developments? Summary of likely significant effects

- Issue HNC2A - How should we approach providing opportunities for small and medium sized housing developments?
- HNC2B - Increase proportion of supply coming from small and medium sites through additional allocations and windfall sites
- HNC2C (Preferred Option) - Maximise opportunities for delivery of small and medium sites to deliver new homes

- 5.5.7 Significant positive effects from option HNC2C are identified for housing (SA objective 10) and health (SA objective 14) as this option would maximise opportunities for delivery of small and medium sites to deliver new homes and meet local needs across Canterbury and would help to improve living standards through new housing and in turn improve health. Minor positive effects are identified from options 2A and 2B on housing and health as they would help to deliver new housing across the district and improve living standards which would have associated health benefits. All options performed similarly for the remaining objectives. Option HNC2A would help to meet needs in urban areas where large strategic sites are located but may not meet needs across the whole of Canterbury, particular for rural areas. Some uncertainty is identified. Minor positive effects were assessed against economy (SA Objective 12) and minor negative effects assessed against air quality, climate change, water and transport (SA Objectives 1, 2 6 and 13).

*Issue HNC3 – How should we provide opportunities for suitable brownfield and regeneration developments?
Summary of likely significant effects*

- HNC3A - Continue with the current approach to brownfield sites
- HNC3B (Preferred Option) - Maximise opportunities for delivery of suitable brownfield and regeneration developments.

- 5.5.8 Option HNC3B maximises opportunities for delivery of suitable brownfield and regeneration developments and this option is anticipated to have a range of significant positive effects on landscape (SA objective 5), historic environment (SA objective 9), land use (SA objective 11), economy (SA objective 12) and health (SA objective 14). This is reflective of minimising the use of greenfield land (which is considered of higher environmental value overall) and the opportunities presented by brownfield and regeneration development to provide environmental enhancements, for example landscaping and bringing into use derelict heritage assets and, in the case of health, development in sustainable locations that minimises reliance on the car and the associated emissions and also through improved environmental quality by developing derelict land and buildings. There would also be opportunities to provide new or enhancements to existing facilities for example open space and sports or health facilities. Option HNC3A was considered to have minor positive effects against these objectives. The options performed similarly against the other objectives with a range of minor positive and negative effects.

*Issue HNC4 - How should we ensure the right densities are delivered in developments across the District?
Summary of likely significant effects*

- HNC4A - continue current approach to density of influencing site density through good design
- HNC4B - Identify a minimum density for the district as a whole, and continue the current approach to density of influencing site density through good design
- HNC4C (Preferred Option) - Set specific densities, or range of densities, for areas of the district to make best use of the land. Site allocation densities would be influenced by the local distinctiveness and character so that housing fits in with surroundings, and good design.

- 5.5.9 Significant positive effects are identified for Option HNC4C in relation to housing (SA objective 10) and health (SA objective 14). This reflects the commitment in the option to make the best use of land and for densities that is influenced by local distinctiveness and character so that housing fits in with surroundings, and incorporates good design. This will help to deliver high quality housing and in turn raise living standards, with associated health benefits. Option HNC4A and HNC4B would be expected to have positive effects on these objectives through largely continuing the current policy approach. The options performed similarly against the other objectives.

Issue HNC5 - How should we ensure housing is provided for rural communities? Summary of likely significant effects

- Option HNC5A - Continue existing approach to rural housing development
- Option HNC5B - Focus rural housing development at the Rural Service Centres, and support infill development at other settlements within village boundaries
- Option HNC5C (Preferred Option) - Support housing developments at and adjacent to Rural Services Centres, Local Centres and Villages where this provides affordable housing

5.5.10 Significant positive effects are identified in relation objective HNC5C for housing (SA objective 10) as this option would help to direct new housing development to the most sustainable rural locations and maximise benefits of the delivery of new housing in these locations. Option HNC5A would maintain the current approach which focuses growth only on the more sustainable rural settlements through specific allocations. Option HNC5B focuses rural housing development at the Rural Service Centres and supports infill development at other settlements within village boundaries. They would have positive effects on this objective.

5.5.11 The options performed similarly against the other objectives. Growth at the rural locations identified through these options would help to see development in more sustainable locations which may be accessible by sustainable modes of transport and help to reduce associated emissions. However, the reality of growth in rural areas is a likely increase in car use so there would be associated negative effects in relation to air quality, greenhouse gas emissions and sustainable transport and so mixed positive and negative effects are identified for SA objectives 1, 2 and 13 for all options.

Community infrastructure and design

5.5.12 Five issues were set out within this section of the Local Plan Options document with a range of options identified to address each issue. Each issue and option is outlined below with a summary of the likely significant effects assessed.

Issue HNC6 - How can we support sustainable living in new communities? Summary of likely significant effects

- Option HNC6A - Continue with the existing approach to supporting sustainable living in new communities
- Option HNC6B - Set clear requirements for new or improved social and community infrastructure to be delivered as part of strategic developments
- Option HNC6C - (Preferred Option) Set clear requirements for new or improved social and community infrastructure to be delivered as part of strategic developments and require large developments to demonstrate that essential services can be accessed within 15 minutes walking/cycling time.

5.5.13 A significant positive effect is identified for Option HNC6A in relation to landscape (SA objective 5) reflecting the requirement for Garden City principles. This is uncertain for other options. A significant positive effect for Option HNC6C (Preferred Option) is identified in relation to sustainable transport (SA objective 13) reflecting a requirement for large development to demonstrate that essential services can be accessed within 15 minutes on foot or bike which would help to reduce reliance on the car as primary means of transport. A significant positive effect from Option HNC6C is also identified for health (SA Objective 14). New or improved community infrastructure could include health or sports facilities and the requirement that large development to demonstrate that essential services can be accessed within 15 minutes on foot or bike would all have positive health effects. The links between exercise and health are wide ranging and well

known. The other options are considered to have a positive effect on this objective. The options performed similarly against the other objectives with some uncertainty related to the effects for a number of objectives.

Issue HNC7: How should we ensure high quality design? Summary of likely significant effects

- Option HNC7A - Continue current criteria based approach to design
- Option HNC7B - Use the new National Design Guide and National Model Design Code
- Option HNC7C (Preferred Option) - Embed masterplans and design requirements for strategic development sites within the Local Plan and continue current design criteria based approach for other sites and types of development, setting out when specific design tools, such as design codes, would be appropriate.

5.5.14 Significant positive effects are identified for Option HNC7C across almost all of the objectives (SA Objectives 1-14). This reflects the wide-ranging positive effects of the commitment in the option for good design, which would help to ensure the delivery of high quality developments which minimise their environmental impacts and provide enhancements to benefit the environment and population of Canterbury. Positive effects are identified across all of the SA objectives for all three options. This reflects that high quality design can have a range of positive environmental effects including provision of walking and cycling routes and green infrastructure, biodiversity and landscape enhancements, enhancement to the setting of heritage assets and enable redundant heritage assets to be brought back into use, the minimisation of waste, delivery of high-quality housing, economic growth and provision of physical and social infrastructure.

Issue HNC8 - How can we deliver low carbon and energy efficient housing? Summary of likely significant effects

5.5.15 Four sub-issues are identified under this issue:

New Homes

- Option HNC8A - Continue current approach but with "indicative net zero"
- Option HNC8B - Early introduction of Future Homes Standard
- Option HNC8C - (Preferred Option) All new homes delivered to net zero

5.5.16 Significant positive effects are identified from option HNC8C (Preferred Option) in relation to air pollution, greenhouse gas emissions, waste, housing, and health (SA Objectives 1, 2, 8, 10 and 14). This is reflective of the commitment in the option requiring all new homes to be net zero and that this would help to reduce emissions and in turn improve air quality, reduce waste from new housing development and deliver high quality new housing which would raise living standards and in turn improve health. Options HNC8A and HNC8B would have minor positive effects on air pollution, greenhouse gas emissions, flood risk, waste management, housing, and health. However, for Options HNC8B and HNC8C there are also negative effects identified for housing (SA Objective 10) as the early introduction of the Future Homes Standard or achieving net zero for all new homes would be expected to have an effect on development viability in the short term as the market adjusts to the requirements. The options would be expected to have a negligible achievement of the other objectives.

Refurbishments and modifications to existing homes

- Option HNC8D - Require the submission of an energy plan to assess the potential for improvements to the energy performance of the overall building

- Option HNC8E - Apply the requirement to meet Building Regulations Part L energy standards to modifications to buildings to all but the smallest extensions and the submission of an energy plan to assess the potential for improvements to the energy performance of the overall building
- Option HNC8F - (Preferred Option) Set higher local domestic build energy standards for modifications to existing homes and require the submission of an energy plan to assess the potential for improvements to the energy performance of the overall building

5.5.17 Significant positive effects are identified from Option HNC8F (Preferred Option) in relation to air pollution, greenhouse gas emissions, waste, housing, and health (SA objectives 1, 2, 10 and 14). This is reflective of the commitment in the Option to require higher local domestic build energy standards for modifications to existing homes. This would help to reduce emissions and in turn improve air quality and improve existing housing which would raise living standards and in turn improve health. HNC8D and HNC8E were assessed as having minor positive effects on these objectives. However, some uncertainty is also identified for option HNC8D given it relates to assessing the potential for improvements as opposed to a firm commitment requiring improvements. The options performed similarly against the other objectives.

Improving water efficiency

- Option HNC8G - Continue with the current approach to water efficiency
- Option HNC8H - Require proposals for new homes to demonstrate the higher water efficiency standard of 110 litres per person per day
- Option HNC8I - (Preferred option) Blended approach to require proposals for new homes to demonstrate the higher water efficiency standard and for large and/or strategic sites to exceed the current building regulations

5.5.18 Significant positive effects for Option HNC8I (Preferred Option) are identified in respect of water resources and quality (SA objective 6). This reflects a requirement for proposals for new homes to demonstrate the higher water efficiency standard and for large and/or strategic sites to exceed the current building regulations. This option would therefore maximise efforts to use water efficiently and to conserve water supplies. Option HNC8I (Preferred option) is a blended approach to require proposals for new homes to demonstrate the higher water efficiency standard and for large and/or strategic sites to exceed the current building regulations and could be expected to deliver greater than minor positive effects identified for the other options (HNC8G and HNC8H).

Incorporating renewable energy within new developments

- Option HNC8J - Continue with the current approach to reducing carbon emissions associated with energy from new developments
- Option HNC8K - (Preferred option) require all new large and/or strategic developments to demonstrate decentralised energy supply

5.5.19 Significant positive effects are identified from option HNC8K (Preferred Option) in relation to air pollution, greenhouse gas emissions, housing, and health (SA Objectives 1, 2, 10 and 14). This is reflective of the commitment in the option to requiring large/strategic developments to demonstrate a decentralised energy supply which could result in substantial benefits. However, there is some uncertainty due to the delivery potential being dependent viability or feasibility. The existing option (HNC8J) would support reduced emissions but would rely to some extent on national policy provisions.

Specialist housing needs

- 5.5.20 Five issues are set out within this section of the Local Plan Options document with a range of options identified to address each issue. The likely significant effects of the options are considered below.

Issue HNC9 - How should we approach providing housing for older people? Summary of likely significant effects

- Option HNC9A - All large and/or strategic sites to provide a proportion of the site for older persons housing (e.g. 5%).
 - Option HNC9B - Allocate specific sites for the delivery of older persons housing.
 - Option HNC9C (Preferred Option) - Provide a blended approach with a proportion of the site being delivered through large and/or strategic sites and allocated specific sites.
- 5.5.21 Significant positive effects from options HNC9B and HNC9C (Preferred Option) in relation to housing (SA objective 10) as these options would allocate specific sites and this would help to ensure that older person's housing needs are met across the district. Option HNC9C would also have significant positive health effects (SA objective 14) – this option would help to maximise the delivery of housing for older people through a blended approach. The delivery of new housing would result in an increase in vehicle use and the associated emissions which would have negative effects on air pollution, greenhouse gases and sustainable transport (SA objectives 1, 2, and 13) and so minor negative effects are identified for these objectives.

Issue HNC10 - How should we approach providing accessible and disability-friendly homes? Summary of likely significant effects

- HNC10A - Continue current approach for 20% of new dwellings to be built to M4 (2) standards on major developments and strategic sites
 - HNC10B - Ensure all new dwellings are built to a minimum of M4 (2) standards, and encourage M4 (3) standards
 - HNC10C (Preferred Option) - Require around 15% of new dwellings to be built to M4 (2) standards, and around 5% of new dwellings to be built to M4 (3) standards on major developments and strategic sites to better reflect the needs.
- 5.5.22 Significant positive effects are identified in relation to housing (SA objective 10) from Option HNC10C (Preferred Option). This option would ensure that around 15% of new dwellings are built to Building Regulations M4 (2) standards, and around 5% of new dwellings are built to M4 (3) standards on major developments and strategic sites which would maximise the benefits of these standards for those with disabilities and best meet needs across the district identified in the Council's HNA (2021). Option 10A would be expected to have minor positive effects on this objective. However, Option HNC10B may be negative effects on delivery due to the impacts on viability of requiring all development to be at M4 (2) level. A mix of minor positive and minor negative effects were identified for this option. The options performed similarly across the range of other SA Objectives. The delivery of housing would result in an increase in vehicle use and the associated emissions which would have negative effects on air pollution, greenhouse gases and sustainable transport (SA objectives 1, 2, and 13). There are also a range of uncertain effects.

Issue HNC11 - How and where should we provide opportunities for new student accommodation? Summary of likely significant effects

- HNC11A - Continue current approach to purpose built student accommodation.

- HNC11B - Provide purpose built student accommodation only on or near campus e.g. within a 5-10 minute walk of the campus
- HNC11C (Preferred Option) - Provide purpose built student accommodation on or near campus e.g. within a 5-10 minute walk of the campus, but enable some flexibility on alternative locations subject to strict criteria.

5.5.23

Significant positive effects are identified for Option HNC11B in relation to sustainable transport (SA Objective 13) as this option would see student accommodation developed only on or near campus e.g., within a 5-10 minute walk of the campus. This would help to ensure use of sustainable modes of transport by students. Option HNC11A and C (Preferred Option) would allow greater flexibility in location so positive effects with some uncertainty are identified. However, as most student accommodation developments are car free schemes this uncertainty is lessened to some extent. The options perform similarly across the rest of the SA Objectives with primarily positive or uncertain effects.

Issue HNC12 - How should we provide accommodation for Gypsies and Travellers? Summary of likely significant effects

- HNC12A - Continue current approach to meeting Gypsies and Travellers housing needs
- HNC12B - Allocate new pitches (either as new sites or extensions to existing sites) to meet Gypsies and Travellers housing needs.
- HNC12C (Preferred Option) - Continue current approach and take opportunities through the Local Plan to allocate new pitches where suitable sites are identified.

5.5.24

The HNA (2021) builds on the 2018 Gypsy and Traveller Accommodation Assessment (GTAA) and identifies that there is a need for 20 pitches for gypsies and travellers, and no identified need for travelling showpeople between 2020-2040. With 9 pitches granted permission, a further 11 pitches are therefore required to 2040. Option HNC12C (Preferred Option) would maximise the delivery of sites to meet identified needs for the Gypsies and Travellers and so significant positive effects are identified for housing (SA objective 10) and health (SA objective 14). Option HNC12A and 12B would have minor positive effects on these objectives. The options perform similarly across the rest of the SA Objectives with primarily positive or uncertain effects. Option 12B would allocate new pitches either as new sites or extensions to existing sites.

Issue HNC13 - How should we support opportunities for self and custom-build housing? Summary of likely significant effects

- HNC13A - All large and/or strategic sites to provide a proportion of plots for self- and custom built homes (e.g. 5%)
- HNC13B - Allocate specific small sites (up to 10 units) for the delivery of self- and custom-build housing
- HNC13C (Preferred Option) - Provide a blended approach with a proportion of plots being delivered through large and/or strategic sites and allocated specific small sites.

5.5.25

Option HNC13C (Preferred Option) would maximise the delivery of self and custom-building housing across the district and therefore a significant positive effect is identified on housing (SA objective 10). The HNA (2021) identifies a need for 1,120 homes per year. All of the options would help to deliver new housing to contribute to this need and therefore positive effects on housing (SA objective 10) are identified. These options would also help to support economic growth (SA Objective 12) improve living standards and therefore a minor positive effect on health (SA objective 14) is identified. Minor negative effects from all options are identified for air quality, greenhouse

gas emissions and sustainable transport (SA objectives 1, 2 and 13). There is also uncertainty related to exact development locations.

Delivering infrastructure to support growth

5.5.26 Four issues were set out within this section of the Local Plan Options document with a range of options identified to address each issue. The likely significant effects of the options are considered below.

Issue HNC14 - How can we maximise the benefits of strategic infrastructure investment for residents and businesses? Summary of likely significant effects

- Option HNC14A - Continue current approach to strategic infrastructure projects
- Option HNC14B - Provide overarching general support for strategic infrastructure projects which are needed to support growth
- Option HNC14C (Preferred Option) - Provide overarching general support for strategic infrastructure projects needed to support growth and identify specific allocations and set criteria e.g. design for proposals where justified

5.5.27 Significant positive effects are assessed for all options in relation to health and community (SA Objective 14) as they would deliver community infrastructure across the district. A mixture of positive and uncertain effects are identified from option HNC14C (Preferred Option) on the majority of the SA objectives. This reflects that this option would identify specific allocations for infrastructure and set criteria for the development of this infrastructure. This would provide opportunities to take account of environmental constraints in the siting of infrastructure and to ensure that criteria help to avoid any negative environmental effects from the development of infrastructure and could provide opportunities for environmental enhancements for example with good design. However, there is some uncertainty subject to the precise location of development and also that any environmental enhancements can only be fully determined at the detailed planning application stage. Options HNC14A and HNC14B are considered to have more uncertain effects.

Issue HNC15 – How can we enhance the production of community and utility scale renewable energy? Summary of likely significant effects

- Issue HNC15A- Continue with the current approach to renewable and low carbon energy production development
- Option HNC15B - (Preferred option) actively support renewable or low carbon energy by removing the requirement for applicants to demonstrate need and consider opportunities to map areas for prioritising community and utility scale renewable energy projects

5.5.28 HNC 15B (Preferred Option) would seek to actively support renewable and low carbon developments and remove the requirement to demonstrate need. This is considered to have significant positive effect on combating climate change (SA Objective 2). HNC 15A would also support the objective but would require the demonstration of need and not be as proactive. Minor positive effects are assessed for this option. There are likely to be negative effects on biodiversity, landscape and cultural heritage (SA Objectives 3, 5 and 9). The Preferred Option may have greater effects in this regard. However, there is uncertainty for both options as the location and scale of potential development is not known at this stage. However, it is assumed that if locations are identified within an opportunities map for community and utility scale renewable energy projects (HNC 15B), that these locations will be subject to assessment for potential impacts.

*Issue HNC16 - How can we ensure that infrastructure is delivered at the right time to support development?
Summary of likely significant effects*

- Option HNC16A - Continue current approach to infrastructure delivery
- Option HNC16B - Set clear requirements that necessary infrastructure must be provided in a timely manner to address the impacts of development
- Option HNC16C (Preferred option) - Set clear requirements for necessary infrastructure to be provided at the right time and explore opportunities to deliver critical infrastructure ahead of development

5.5.29 A mixture of significant positive and uncertain effects for HNC16C (Preferred Option) are identified across the majority of the objectives reflecting that the provision of infrastructure at the right time to address the impacts of development and exploring opportunities to deliver infrastructure ahead of development would maximise the benefits of infrastructure provision mitigating the effects of development. Provision of infrastructure ahead of development would also help to maximise the positive mitigating impacts of such infrastructure but there is some uncertainty at this stage. Option HNC16A and HNC16B would be expected to deliver positive effects across the majority of objectives. Although HNC16A provides flexibility at the point of decisions, it can be difficult to secure the delivery of infrastructure at the right time in some cases; such as where there may be viability issues. Therefore, there is some uncertainty for this option for a number of objectives.

*Issue HNC17 - How should we address changes in development viability at planning application stage?
Summary of likely significant effects*

- Option HNC17A - Continue current approach to accepting viability assessments
- Option HNC17B - No new viability evidence is accepted at planning application stage
- Option HNC17C (Preferred Option) - Set clear and limited criteria where new viability evidence is accepted at planning application stage

5.5.30 No significant effects are assessed of any of the options. All three options are considered to have positive effects on housing (SA objective 10) and the economy (SA objective 12) with some uncertainty related to implementation. All of the options seek to ensure that viability concerns will not cause long delays in determining planning applications which should help in turn to minimise any delays in the delivery. However, greater certainty for the housing marking may be established by the Preferred Option.

Employment and the local economy

5.5.31 Eight issues were set out within this section of the Local Plan Options document with a range of options identified to address each issue. Each option is outlined below with a summary of the likely significant effects. Detailed appraisal matrices for each issue and associated option, including detailed commentary, are contained in **Appendix G**.

Issue EMP1 - How should we ensure that enough business space is provided in the right locations to support growth? Summary of likely significant effects

- Option EMP1A - Continue with current economic strategy and land allocations
- Option EMP1B - Continue with current economic strategy and land allocations, but remove sites with significant deliverability risks

- Option EMP1C (Preferred Option) - Retain the most deliverable sites from the current economic strategy and land allocations, consider mixed use development opportunities at other existing sites and potential for alternative sites more aligned to market needs; provide more flexibility for existing employment areas to grow and intensify.

5.5.32 The Economic Development and Tourism Study (EDTS) (2020) identified a need to plan for some 136,700sqm (or 29.7ha) of new business space over the period of the new Local Plan to 2040. This is below the level of floorspace contained in the existing Local Plan but would enable a greater focus on the deliverable sites in the district. The Options set out how issues of employment land provision and deliverability could be addressed.

5.5.33 Continuing with the current strategy (Option EMP1A) or amending the approach through removing uncertain sites (EMP1B) is likely to maintain air quality and greenhouse gas emission issues, leaving their achievement dependent upon other interventions, such as technological improvements in transport. Option EMP1B, by removing sites with deliverability risks could damage the local economy (SA Objective 12), remove opportunities for sustainable transport interventions (SA Objective 13) and deprive local communities of job opportunities (SA Objective 14) particularly Herne Bay where two sites are highlighted as having deliverability issues in the EDTS (2020). However, this would enable a focus on deliverable sites, which would provide benefits to the overall economy. By contrast, active intervention through the promotion of mixed use and better adapted existing sites (EMP 1C – Preferred Option) is likely to result in more positive outcomes, albeit dependent upon their location, scale and timing.

5.5.34 Significant (although uncertain) effects have been identified for EMP1C (Preferred Option) in respect of promoting a more sustainable economy (SA Objective 12, transport systems (SA Objective 13) and communities (SA Objective 14). This reflects the opportunities to direct future developments to locations which better meet aspirations of a more diverse economy, reducing the need to travel and meeting the employment needs of local communities which can support health and wellbeing.

Issue EMP2 - How can we provide opportunities for the right mix of jobs, including higher paid jobs, to be created? Summary of likely significant effects

- Option EMP2A - Identify specific opportunity sites for higher-value jobs creation, and set out detailed employment mixes for allocated employment sites
- Option EMP2B - Provide full market flexibility within identified employment sites
- Option EMP2C (Preferred Option) - Provide a blended approach with specific opportunity sites identified for higher paid jobs, while enabling significant flexibility on other identified employment sites

5.5.35 There are likely to be significant positive effects associated with realising economic opportunity (SA Objective 12) for options EMP2B and EMP2C (Preferred Option), reflecting the opportunities for businesses to respond to market signals. Equally, intervention in the market (EMP2C) is likely to benefit communities (SA Objective 14) through the provision of higher value employment opportunities. However, the more prescriptive approach (Option MP2A) has the potential for positive and negative effects on the economy as it may dissuade investment. There are uncertainties for effects for many of the remaining objectives.

Issue EMP3 - How can we best support the delivery of allocated employment sites? Summary of likely significant effects

- Option EMP3A - Continue with current approach to delivery

- Option EMP3B - Require that all strategic development sites provide serviced employment land and a delivery strategy
- Option EMP3C (Preferred Option) - Secure serviced employment land and a delivery strategy as part of strategic development sites and consider opportunities for enabling development and CCC support where employment allocations are not being delivered

5.5.36

There is likely to be a positive effect on the sustainable economy (SA Objective 12) in the case EMP3B and EMP3C (Preferred Option) reflecting the use of a bespoke delivery strategy, although the delivery mechanism is unproven. There is a potentially significant positive effect in relation EMP3C (Preferred Option), reflecting the opportunities to specify, and ensure delivery of, serviced employment land, or the use of enabling development, although a degree of uncertainty is attached reflecting the untried nature of the intervention. There may be effects on housing delivery (SA Objective 10) on the strategic sites for Option EMP3B and EMP3C (Preferred Option) if serviced employment land was expected to be delivered (where employment land was included), although there is uncertainty about whether additional requirements would reduce viability of housing development.

Issue EMP4 – How can we improve the accessibility and connectivity of employment areas? Summary of likely significant effects

- Option EMP4A - Enable new employment developments to provide digital infrastructure and sustainable transport connectivity in response to market demand
- Option EMP4B - Require all new employment developments to provide full fibre connections and be accessible by sustainable transport
- Option EMP4C (Preferred Option) - Require all new employment developments to provide full fibre connections and be accessible by sustainable transport, and ensure that all strategic development sites (e.g. over 300 homes) incorporate some commercial development to reduce the need to travel

5.5.37

Significant positive effects are most likely to be seen in relation to EMP4B and EMP4C (Preferred Option) where requirements for sustainable transport provision will contribute to air quality enhancement and reductions in greenhouse gas emissions (SA Objective 1, 2, 13). Significant positive effects are also assessed for economy (SA Objective 12) for EMP4B and EMP4C. There is uncertainty in respect of economic development (SA Objective 12), specifically whether the mixed-use requirement of Option EMP4C (Preferred Option) would act as a disincentive to investment, which may impact on viability, a mix of significant positive and negative effects are assessed. Equally, there could be benefits for community cohesion (SA Objective 14) through the provision of live-work space and starter units for new businesses under Option EMP 4C.

Issue EMP5 – How can we improve the energy performance and carbon emissions of new commercial developments in the district? Summary of likely significant effects

- Option EMP5A: Specify that all new commercial buildings must be designed to BREEAM Excellent
- Option EMP5B: Specify that all new commercial buildings must be designed to BREEAM Outstanding
- Option EMP5C: Specify that all new commercial buildings or change of use to commercial must be designed to meet Level A or better on the Energy Performance Certificate using the Standard Assessment Procedure

- Option EMP5D: (Preferred option) Net zero now. Specify that all new commercial buildings or change of use to commercial must be designed to meet an A+ Energy Performance Certificate using the Standard Assessment Procedure.

5.5.38

Positive sustainability effects are likely in respect of GHG emissions (SA Objective 2) and the economy (SA Objective 12) for all options, reflecting the opportunities for the enhancement of energy efficiency through the imposition of more or less stringent requirements with significant effects against SA Objective 2 for Option EMP5D (Preferred Option). However, as these requirements are increasingly demanding (notably in respect of securing net zero carbon in new developments under EMP5D), there could be economic impacts resulting from a perception of a less attractive development environment. Therefore, for the Preferred Option a mix of positive and negative effects are assessed for the economy (SA Objective 12). However, there is some uncertainty dependent on how the commercial building sector could adapt to such requirements and ensure ongoing viability.

Issue EMP6 - How should we support the development of our universities? Summary of likely significant effects

- Option EMP6A - Continue with current approach to university development
- Option EMP6B (Preferred option) - Align the Local Plan with the growth plans of the universities

5.5.39

Option EMP6A recognises, and provides flexibility for, accommodating growth within this significant economy for the district. Through greater integration between University growth plans and the Local Plan under Option EMP6B (Preferred Option), there are opportunities for advancing the sustainability agenda within Canterbury District in respect of addressing air pollution, greenhouse gas emissions, economy, transport and communities (SA Objectives 1, 2, 12, 13, 14) building on existing close associations between university growth and the interests and priorities of the Local Plan. There are also minor positive benefits in terms of student accommodation provision (SA Objective 10). Although there is some uncertainty reflecting how greater interaction between the Local Plan and the growth of Universities would work in practice. No significant effects are identified.

Issue EMP7 - How can we support the delivery of new, high quality tourist accommodation to boost overnight stays and support the local economy? Summary of likely significant effects

- Option EMP7A - Focus tourist accommodation within or on the edge of the town and city centres
- Option EMP7B - Focus tourist accommodation within or on the edge of the town and city centres and identify specific opportunity sites for tourist accommodation outside of the city and town centres, where justified, to support economic growth e.g. for meetings and conference accommodation
- Option EMP7C (Preferred Option) - Maintain support for city and town centre accommodation provision, identify specific opportunity sites elsewhere, where justified, and provide increased flexibility for tourist accommodation provision across the district, including within the rural areas, to respond to market demand.

5.5.40

The introduction of greater flexibility for the location of tourist accommodation under Option EMP 7C (Preferred Option) should create greater economic opportunity than Options EMP7A and EMP7B resulting in significant positive effects on the economy (SA Objective 12). There are likely to be positive effects realised from the concentration of tourist accommodation within or on the edge of city centres and towns (Options EMP7A and EMP7B), in respect of managing pollution, economic enhancement and sustainable transport measures (SA Objectives 1, 2, 12 and 13). There are likely negative effects on pollution, greenhouse gas emissions, landscape and land use (SA Objectives 1,2,

5 and 11) associated with tourist accommodation being more dispersed across the District under Option EMP7C (Preferred Option) and associated greenfield release with some uncertainty dependent on location. However, local communities could benefit from greater flexibility through the provision of more employment opportunities, particularly for young people.

Issue EMP8 - How should we support the growth and development of the rural economy? Summary of likely significant effects

- Option EMP8A - Continue the current approach to focus new rural employment development within existing employment sites
- Option EMP8B (Preferred Option) - Provide increased flexibility for the provision of rural employment development within and outside of sustainable rural settlements, adjacent to existing employment sites and provide specific support to new agricultural developments.

5.5.41 Likely significant positive effects are associated with the economic (SA Objective 12) and health/community (SA Objective 14) impacts of Option EMP8B (Preferred Option) where greater flexibility may help to secure greater economic vibrancy and, in turn, community health than Option EMP8A. However, there is also more uncertain effects related to biodiversity, geology landscapes, water and transport (SA Objectives 3, 4, 5, 6 and 13). The current approach adopted under EMP8A is less proactive with a different mix of sustainability effects associated with the maintenance of existing patterns of employment provision, such as traffic-related emissions. Therefore, negative effects are considered likely for air quality and climate change (SA Objectives 1 and 2).

Town centres and local facilities

5.5.42 Four issues were set out within this section of the Local Plan Options document. Each issue is outlined below with a summary of the likely significant effects of the options. Detailed appraisal matrices for each option, including detailed commentary, are contained in **Appendix H**.

Issue TCLF1 - How should we designate the hierarchy of centres in the district? Summary of likely significant effects

- Option TCLF1A - Amend the existing hierarchy of centres
- Option TCLF1B (Preferred Option) - Retain the existing hierarchy of centres

5.5.43 Retaining the existing hierarchy of town centres (TCLF 1B) (Preferred Option), reflects the evidence in the Retail and Leisure Study (RLS) (2020) and could help provide the critical mass needed to make public transport and active modes of travel more viable for trips into centres. This could have a significant positive effect in relation to air quality, climate change and transport (SA Objective 1, 2 and 13) but this is uncertain. Focussing growth within existing centres could help optimise the use of existing land and buildings and this is assumed to have a significant positive effect in relation to the historic environment (SA Objective 9) and land use (SA Objective 11) whilst it could have a significant positive effect in relation to the economy (SAO12). Neutral or uncertain effects are identified across the other SA objectives in relation to Option TCLF1A as the introduction of additional retail locations could encourage growth outside of the established centres, with consequent impacts in relation to a range of SA objectives, including air quality, climate change, biodiversity and water (SA Objectives 1, 2, 3 and 8).

Issue TCLF2 - How should we support appropriate growth and development at the out-of-town retail areas at Canterbury? Summary of likely significant effects

- Option TCLF2A - Continue with current approach to development at the out-of-town areas

- Option TCLF2B (Preferred option) - Provide greater flexibility for a range of uses to come forward in these areas, including residential development, and support expansion where appropriate

5.5.44 Encouraging a mix of uses under TCLF 2B (Preferred Option), including residential development could have a significant positive effect in relation to housing (SA Objective 10) although this is uncertain. A planned approach to the growth of out-of-town retail areas in Canterbury under both options could have significant positive effects in relation to the economy (SA Objective 12) sustainable transport (SA Objective 13). Both options perform similarly against the remaining SA Objectives with potential for minor positive effects on air quality, climate change, biodiversity, waste, historic environment, land use and health (SA Objectives 1, 2, 3, 8, 9, 11 and 14).

Issue TCLF3 - How should we support and protect our Local Centres? Summary of likely significant effects

5.5.45 Twelve sub-issues are identified for this issue, relating to specific geographical locations:

Wincheap, Canterbury

- Option TCLF3A - Retain the Wincheap Local Centre as identified within the existing Local Plan
- Option TCLF3B - (Preferred option) Retain the Wincheap Local Centre with the boundary modifications suggested

5.5.46 No significant effects are identified. Positive effects are assessed against SA Objectives 8 and 11 to 14 for both options. The extension of the local centre may limit the potential for conversion to housing but overall, the effect is considered neutral for housing (SA Objective 10). The area is located in the Canterbury City Centre conservation area. Neutral effects are assessed against SA Objective 9, assuming that other policies in the plan, and any planning application processes, would ensure no negative effects, but there is some uncertainty. There is also some uncertainty at this stage about the relationship between the local centre designation and the existing Canterbury City Centre designation (under existing Local Plan policy TCL1) as the proposed change would see the local centre designation overlap the town centre. There are uncertain effects on the economy (SA Objective 12) due to this. However, it is expected that the town centre boundary will be reviewed through the Local Plan preparation process which will remove this uncertainty.

Tankerton Road, Tankerton

- Option TCLF3C - Amend the boundary of the existing Tankerton Road Local Centre
- Option TCLF3D - (Preferred option) Retain the Tankerton Road Local Centre as identified within the existing Local Plan

5.5.47 No significant effects are assessed. Option TCLF3C would involve amending the boundary. However, there is uncertainty as to the exact boundary changes that would be likely to be made and whether it would involve decreasing or extending the boundary. Positive effects are assessed against SA Objectives 11 to 14 for TCLF3D (Preferred Option). There is some uncertainty about the magnitude of effects.

Herne Bay Road/St Johns Road, Swalecliffe

- Option TCLF3E - Retain the Herne Bay Road/St John Road Local Centre as identified within the existing Local Plan
- Option TCLF3F - (Preferred option) Retain the St Johns Road Local Centre with the boundary modifications suggested

- 5.5.48 No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options. The extension of the local centre may limit the potential for conversion to housing but overall, the effect is considered neutral for housing (SA Objective 10).

Sea Street, Herne Bay

- Option TCLF3G - Retain the Sea Street Local Centre as identified within the existing Local Plan
- Option TCLF3H - (Preferred option) Retain the Sea Street Local Centre with the boundary modifications suggested

- 5.5.49 No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options. The extension of the local centre may limit the potential for conversion to housing but overall, the effect is considered neutral for housing (SA Objective 10).

Canterbury Road, Herne Bay

- Option TCLF3I - Amend the boundary of the existing Canterbury Road Local Centre
- Option TCLF3J - (Preferred option) Retain the Canterbury Road Local Centre as identified within the existing Local Plan

- 5.5.50 No significant effects are identified. Option TCLF3J would continue to protect the existing provision of services and facilities within the Canterbury Road, Herne Bay Local Centre in line with the LCSR (2021) evidence. Positive effects are assessed against SA Objectives 11 to 14 for TCLF3J. There is some uncertainty about the magnitude of effects. There is uncertainty as to the exact boundary changes that would be likely to be made under Option TCLF3I.

Reculver Road, Beltinge

- Option TCLF3K - Retain the Reculver Road Local Centre as identified within the existing Local Plan
- Option TCLF3L - (Preferred option) Retain the Reculver Road Local Centre with the boundary modifications suggested

- 5.5.51 No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options.

Faversham Road, Seasalter

- Option TCLF3M - Amend the boundary of the existing Faversham Road Local Centre
- Option TCLF3N - (Preferred option) Retain the Faversham Road Local Centre as identified within the existing Local Plan

- 5.5.52 No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for TCLF3N. There is some uncertainty about the magnitude of effects. There is uncertainty as to the exact boundary changes that would be likely to be made under Option TCLF3M.

Zealand Road, Canterbury

- Option TCLF3O - Do not designate the services and facilities at Zealand Road as a Local Centre
- Option TCLF3P - (Preferred option) Designate the services and facilities at Zealand Road as a Local Centre

5.5.53 No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 11 and 12. Option TCLF3P (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying the area in the local plan that supports locally accessible shopping facilities. There is some uncertainty about the economic benefits in the long term should the area not be designated (under TCLF3O), in that properties may be lost to residential use. Although the area is adjacent to the Martyrs Field conservation area the effects on the historic environment (SA Objective 9) would not be expected for either option, assuming avoidance or mitigation of any potential impacts through the planning controls.

Hawe Farm Way, Broomfield, Herne Bay

- Option TCLF3Q - Do not designate the services and facilities at Hawe Farm Way as a new Local Centre
- Option TCLF3R - (Preferred option) Designate a Local Centre boundary at Hawe Farm Way as suggested

5.5.54 No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 11 and 12. Option TCLF3R (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying the area in the local plan that supports locally accessible shopping facilities. There is some uncertainty about the economic benefits in the long term under Option TCLF3Q should the area not be designated, in that properties may be lost to residential use.

Poplar Drive, Greenhill, Herne Bay

- Option TCLF3S - Do not designate the services and facilities at Poplar Drive as new Local Centres
- Option TCLF3T - (Preferred option) Designate a Local Centre boundary at Poplar Drive as suggested

5.5.55 No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 11 and 12. Option TCLF3T (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying an area in the local plan that supports locally accessible shopping facilities. There is some uncertainty about the economic benefits in the long term under Option TCLF3S should the area not be designated, in that properties may be lost to residential use.

Canterbury Road, Herne

- Option TCLF3U - Do not designate the services and facilities at Canterbury Road as new Local Centres
- Option TCLF3V - (Preferred option) Designate a Local Centre boundary at Canterbury Road as suggested

5.5.56 No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 11 and 12. Option TCLF3V (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying an area in the local plan that supports locally accessible shopping facilities. The area is located in the Herne conservation area. Neutral effects are assessed against SA Objective 9, assuming that other policies in the plan would ensure no negative effects, but there is some uncertainty. There is some

uncertainty about the economic benefits in the long term under Option TCLF3U should the area not be designated, in that properties may be lost to residential use.

St Dunstons, Canterbury

- Option TCLF3W - Continue the current approach to the St Dunstan's Local Centre
- Option TCLF3X - (Preferred option) Designate a Local Centre boundary at St Dunstan's as suggested

5.5.57 No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options. The area is located in the Canterbury City Centre conservation area. Neutral effects are assessed against SA Objective 9, assuming that other policies in the plan would ensure no negative effects, but there is some uncertainty. There is also some uncertainty about the relationship between the local centre designation and the existing Canterbury City Centre designation (under existing Local Plan policy TCL1) at this stage as the proposed change would see the local centre designation overlap the town centre. There are uncertain effects on the economy (SA Objective 12). However, it is expected that the town centre boundary will be reviewed through the Local Plan preparation process which will remove this uncertainty.

Issue TCLF4 - How can we best support our village centres? Summary of likely significant effects

- Option TCLF4A - Continue with the current approach to services and facilities in the rural settlements
- Option TCLF4B - (Preferred option) Designate village centres to protect and improve the existing provision of services and facilities within the rural settlements

5.5.58 A planned approach to the provision of services and facilities within village centres, as proposed within option TCLF4A and TCLF4B (Preferred Option) could have significant positive effects in relation to the economy (SAO12) and sustainable transport (SAO13). The identification and protection of village centres (under TCLF4B) could have a significant positive effect in relation to health and community (SA Objective 14). Both options could have minor positive effects on air quality, climate change, biodiversity, waste, historic environment, housing and land use (SA Objectives 1, 2, 3, 8, 9 and 11).

Movement and transportation

5.5.59 Five issues were set out within this section of the Options Consultation Document with a range of options identified to address each issue. Each option is outlined below with a summary of the likely significant effects. Detailed appraisal matrices for each option, including detailed commentary, are contained in **Appendix I**.

Issue MT1 - How can we maximise active travel in the district? Summary of likely significant effects

- Option MT1A - Continue with the current approach to safeguard pedestrian and cycle routes
- Option MT1B - (Preferred option) Require all new developments to demonstrate how they will maximise opportunities for walking and cycling

5.5.60 The measures proposed under MT1B (Preferred Option) could have significant positive effects in relation to SA Objective 13 and 14 as it would help promote and encourage sustainable transport and promote safe, healthy and inclusive communities. Option MT1B would help to ensure that the Local Plan is compliant with the NPPF, which seeks to ensure that opportunities for walking and cycling are identified and pursued, provide for high quality walking and cycling networks and

supporting facilities such as cycle parking and contribute to healthy communities. MT1A would be expected to have minor positive effects against these objectives. The options perform similarly against the remaining objectives with minor positive effects on air quality, biodiversity, waste, historic environment, land use and economy (SA Objectives 1, 2, 9, 11 and 12).

Issue MT2 - How do we enable greater use of public transport in the District? Summary of likely significant effects

5.5.61 Two sub-issues are identified for this issue:

Enabling greater use of road based public transport in the district

- Option MT2A - Continue with the current approach to bus improvements
- Option MT2B - (Preferred option) Require all major developments to demonstrate how they will maximise access to the existing local bus network

5.5.62 Option MT2A would continue the existing approach to bus infrastructure, by protecting safeguarded routes for improvements to the bus network from development which might affect their delivery. Under Option MT2B (Preferred Option) all major developments would be required to demonstrate how they will maximise access to the existing local bus network. Developments which generate the need for new highway layouts should include the provision of adequate bus infrastructure. Significant positive effects are identified for Option MT 2B (Preferred Option) in relation to SA Objectives 13 and 14 as it could help promote and encourage sustainable transport and promote safe, healthy and inclusive communities. Minor positive effects are assessed for Option MT2A. The options perform similarly against the remaining objectives with minor positive effects on air quality, biodiversity, waste, historic environment, land use and economy (SA Objectives 1, 2, 9, 11 and 12). Uncertain effects are identified in relation to MT2B for housing (SA Objective 10) in the absence of a whole plan viability assessment to confirm what the impact of the requirements would be in relation to the delivery of new housing.

Enabling greater use of rail transport in the district?

- Option MT2C - Continue with the current approach to rail improvements
- Option MT2D - (Preferred option) Require all major developments to demonstrate access to rail services

5.5.63 Ensuring that developments consider how best to access the rail network under Option MT2D (Preferred Option) could have a significant positive effect in relation to SA Objectives 1, 13 and 14 as it could help improve air quality and could help promote and encourage sustainable transport and promote safe, healthy and inclusive communities. Option MT2C would be expected to have minor positive effects on these objectives. Both options perform similarly against other objectives with positive effects assessed against air quality, biodiversity, waste, historic environment, land use and economy (SA Objectives 1, 2, 9, 11 and 12).

Issue MT3 - How will we enable the rapid transition to zero emissions vehicles? Summary of likely significant effects

- Option MT3A - Continue with existing approach to electric vehicle infrastructure
- Option MT3B - (Preferred option) Accelerated transition to zero emissions vehicles

5.5.64 Option MT3B (Preferred Option) could have a significant positive effect in relation to air quality, climate change, sustainable transport and health and community (SA Objectives 1, 2, 13 and 14).

Option MT3A would have minor positive effects on these objectives. MT3B could result in additional costs for development projects, including charges for connection to the grid, this could impact on the viability of proposals and their ability to provide affordable housing (SA Objective 10) but the impacts are uncertain at this stage.

Issue MT4 - How should we approach parking standards in the Local Plan? Summary of likely significant effects

- Option MT4A - Continue with the current approach to parking standards
- Option MT4B - Remove parking standards and adopt a more flexible approach specific sites
- Option MT4C - (Preferred option) Amend the current parking standards to significantly reduce car parking provision in the most sustainable locations and to enable sufficient provision in suburban provision

5.5.65 At this stage, given the lack of detail on the options, no significant negative or positive effects have been identified. There is potential for positive effects on a range of SA Objectives for Options MT4B and MT4C (Preferred Option) whilst Option MT4A is likely to lead to largely neutral effects.

Issue MT5 - How should we approach transport assessments, transport statements and travel plans? Summary of likely significant effects

- Option MT5A - Continue with the current approach to transport assessments and travel plans
- Option MT5B - Require all major developments to submit transport assessments and travel plans
- Option MT5C - (Preferred option) Require all "major" developments to submit transport assessments and travel plans with additional criteria to cover other types of development which could have significant impacts on the network and require "minor" developments to submit transport statements

5.5.66 Whilst Option MT5A would continue the current Local Plan approach, both options MT5B and MT5C (Preferred Option) would provide additional requirements with regards to travel assessments and travel plans. Significant positive effects are identified in relation to options MT5B and MT5C (Preferred Option) in relation to air quality, economy, transport and health and community (SA Objectives 1, 12, 13, 14) on the basis that measures to reduce congestion and consider road safety across a wider range of developments could contribute to these objectives. MT5A would have minor positive effects on these objectives. The options perform similarly across the other objectives with largely neutral effects identified.

Historic and Natural Environment

5.5.67 This section sets out a summary of the appraisal of the options contained in the Historic and Natural Environment section under the following sub-sections:

- Heritage and the Historic Environment;
- Protection and enhancement of wildlife and biodiversity;
- Protecting and enhancing the character of our valued landscapes;
- Provision of open space, recreation and leisure facilities; and
- The water environment, and how it connects with our communities

5.5.68 Each option is outlined below with a summary of the likely significant effects. Detailed appraisal matrices for each option, including detailed commentary, are contained in **Appendix J**.

Heritage and the Historic Environment

5.5.69 Two issues were set out within this section of the Local Plan Options document with two options identified to address each issue. Each option is outlined below with a summary of the likely significant effects.

NE1: How can we protect and enhance our heritage assets? Summary of likely significant effects

- Option NE1A (Preferred option) - Continue with the current Local Plan approach
- Option NE1B - Make changes to the current Local Plan policies

5.5.70 Both Options would afford protection to the heritage assets of Canterbury of which there are many and contribute significantly to achievement of SA Objective 9 (historic environment). Both Options would achieve this through protecting all assets within Canterbury that have a degree of heritage significance, such that it should be considered within planning. Both Options would therefore have a significant positive effect on SAO9. However, as the approach in NE1B is not known at this stage there is uncertainty as to the exact approach that would be set out in policy.

5.5.71 By protecting and enhancing historic assets, Option NE1A (Preferred Option) would contribute towards protecting landscapes and their quality and significantly contribute to SA Objective 5. Option NE1B is likely to have similar effects although that is uncertain. Both options would have a mix of positive and negative effects on housing and the economy, with positive effects on the economy considered significant (SA Objectives 10 and 12). Although protection of heritage assets supports an attractive environment for residential development and tourism, which is particular important for Canterbury's economy, there is potential for negative effects on delivery housing and commercial development.

NE2: How can we support the adaptation of the historic environment to achieve improvements in carbon emissions and energy efficiency? Summary of likely significant effects

- Option NE2A - Continue with the current approach which provides general design policies
- Option NE2B (Preferred option) - Support the adaptation and retrofitting of buildings within conservation areas and historic buildings through new guidance

5.5.72 No significant effects are assessed. Option NE2B (Preferred Option) may have an effect on the historic environment through adaptation or retrofitting of historic buildings but this can only be known through implementation. However, it can be assumed that the policy wording would seek to ensure that negative effects are avoided. A positive effect is considered likely for climate change (SA Objective 3) for NE2B compared to neutral effects for NE2A. The options are considered to perform similarly for the remaining objectives with largely negligible effects.

Protection and enhancement of wildlife and biodiversity

5.5.73 One issue was set out within this section of the Local Plan Options document with three options identified to address it. A summary of the likely significant effects is set out below.

Issue NE3 - How should we protect and enhance biodiversity and green and blue infrastructure?

- NE3A: Continue with the current Local Plan approach of new developments providing and extending green infrastructure (including trees), where feasible, and set a 10% biodiversity net gain requirement.
- NE3B - Require new developments to enhance existing or provide new green infrastructure, to conserve and where possible enhance blue infrastructure, and have a 10% biodiversity net gain requirement
- NE3C (Preferred option) - Require new developments to enhance existing, or provide new green infrastructure, to conserve and where possible enhance blue infrastructure, and seek 20% biodiversity net gain.

5.5.74 The options seek to protect and enhance biodiversity and green infrastructure. All of the options would therefore have a significant positive effect on the attainment of SA Objective 3, with Option NE3C (Preferred Option) expected to provide the greatest benefits for seeking to improve blue infrastructure and ensure a 20% biodiversity net gain. As any new development would be required to provide net biodiversity gain as a minimum, this would continue to enhance Canterbury's landscapes, with Options NE3B and NE3C (Preferred Option) providing further benefits. It is therefore considered that all the Options would provide significant positive effects regarding the attainment of SA Objective 5. Options NE3B and NE3C (Preferred Option) would have a significant positive effect on SA Objective 6 through seeking to enhance the blue infrastructure of Canterbury.

5.5.75 All the options would have a significant positive effect on health (SA Objective 14) as they all would see the creation of green infrastructure within Canterbury. The Options would also likely see the creation of green infrastructure within Whitstable, Herne Bay and the central areas of the City of Canterbury itself. Options NE3B and NE3C (Preferred Option) would go further than Option NE3A by seeking the improvement/enhancement of blue infrastructure and would therefore likely have greater positive effects than Option NE3A.

5.5.76 The Options would all provide important green infrastructure to Canterbury, providing ways for its population to traverse the District by foot/cycling however they may increase development costs. A mix of positive and negative effects are assessed for all options for housing and economy (SA10 and 12). The effects may be greater for NE3C (Preferred Option). There is some uncertainty about the effects on viability, especially in the short term.

Protecting and enhancing the character of our valued landscapes

5.5.77 Three issues were set out within this section of the Local Plan Options document. The issues include a series of geographical specific options. The likely significant effect of the options are summarised below.

Issue NE4 - How should we ensure the Local Landscape Designations (LLD) (Areas of High Landscape Value) continue to be effective in protecting our valued landscapes? Summary of likely significant effects

5.5.78 Six sub-issues are identified for this issue:

North Kent Marshes LLD

- NE4A - Retain the North Kent Marshes LLD as identified within the existing Local Plan
- NE4B (Preferred Option) - Retain the North Kent Marshes LLD at the current boundaries, and rename as Seasalter Marshes LLD

5.5.79 Both options would see the retention of the LLD designation and boundaries and therefore perform the same. The Options would have a significant positive effect on SA Objective 5 as they continue to provide protection to an important LLD within Canterbury, ensuring its landscapes characteristics and setting are preserved and potentially enhanced. The Options would have a minor positive effect on SA Objective 6 as the LLD affords protection to water and coastal assets. Through protecting the LLD, the Options would also provide protection to the setting of historic assets, both natural and built, that are within the LLD and would therefore have a minor positive effect on SA Objective 9.

Wantsum Channel LLD

- NE4C - Retain the Wantsum Channel LLD as identified within the existing Local Plan
- NE4D (Preferred Option) - Retain the Wantsum Channel LLD with the boundary modifications suggested

5.5.80 Both options perform similarly. Option NE4C would retain the current boundary of the Wantsum Channel LLD whilst Option NE4D (Preferred Option) would amend the boundary to align with the low water mark and exclude development from within it in line with the evidence in the Canterbury District Local Landscape Designations: Review and Recommendations Report (2021). The Options would both have a significant positive effect on the attainment of SA Objective 5 and on SAO14 through the continued safeguarding of an LLD that has a considerable number of Public Rights of Way running through it, including the Saxon Shore Way and Reculver Country Park. There would also be a range of other positive effects from both options.

North Downs LLD

- NE4E - Retain the North Downs LLD as identified within the existing Local Plan
- NE4F (Preferred Option) - Retain the North Downs LLD with the boundary modifications suggested

5.5.81 Option NE4E would seek to keep the North Downs LLD as is currently shown within the Local Plan. Option NE4F modifies the North Downs LLD to remove any of the boundary covered by the Kent Downs AONB, whilst also removing a small area allocated for development and increasing the area slightly to take it to the edge of the Great Stour. The Preferred Option would reduce the area covered as a LDD overall, but the area lost would retain a higher level of protection as an AONB. Therefore, it would not potentially have negative effects in landscape terms. Both options are considered to have significant positive effects on the landscape (SA Objective 5) and the community (SA Objective 14). Minor positive effects are also likely on a range of SA objectives including water, historic environment, economy and sustainable transport (SA Objective 2, 6, 9, 12, 13).

Blean Woods LLD

- NE4G - Retain the Blean Woods LLD as identified within the existing Local Plan
- NE4H - Retain the Blean Woods LLD with boundary modifications 1 - 4 and 5i
- NE4I - Retain the Blean Woods LLD with boundary modifications 1 - 4 and 5ii
- NE4J - Retain the Blean Woods LLD with boundary modifications 1 - 4, and 5iii (Tyler Hill Road)
- NE4K (Preferred Option) - Retain the Blean Woods LLD with boundary modifications 1, 2, 3 and 4, and between the University of Kent and Clowes Wood

- 5.5.82 Option NE4G would retain the current Blean Woods LLD boundary. Options NE4H to NE4K (Preferred Option) would amend the boundary to align it with the landscape (valley floor), remove a solar farm and include the woods of Buckwell Wood, Kemberland Wood and Little Hall Wood. There would be additional changes with each of these options related to the southern boundary location. Option NE4K includes a provision that new development within close proximity to the re-drawn Blean Woods LLD boundary would need to have regard for the special characteristics and sensitivities of the area.
- 5.5.83 Overall, there are minor differences between the options in sustainability terms and the options are considered to largely perform similarly across the range of SA objectives. All options would significantly support the landscape (SA Objective 5). The Blean Woods is an extremely important natural asset. Over half of it is designated SSSI and one third as a SAC (East Blean Wood, Ellenden Wood and Blean Woods NNR). The Options would therefore also have a minor positive effect on the attainment of SA Objective 3.

Stour Valley landscape

- NE4L - Consider a new Stour Valley Floodplain (East) LLD
 - NE4M (Preferred Option) - Continue with the current approach to the Stour Valley landscape
- 5.5.84 The Stour Valley Floodplain (East) already benefits from considerable national and international protection. Therefore, it is difficult to know how much of an additional benefit that designation as an LLD (Option NE4L) would bring. Option NE4L would designate the area as an LLD and could potentially provide some further, minor protections to the area's biodiversity, landscapes, heritage and recreational use. However, the Preferred Option (NE4M) would still see the Stour Valley Floodplain (East) area protected through relying upon more important designations than a LLD designation can provide (e.g. Stodmarsh SPA, SAC and SSSI). Both options would result in significant positive effects on landscape (SA Objective 5) and minor positive effects on a range of other objectives including biodiversity (SA Objective 3) and community (SA Objective 14) although there is uncertainty as to what designation (Option NE4L) would provide.

Landscape currently protected under Canterbury AHLV

- NE4N - Retain the area, with some boundary modifications, as a new designation - 'Landscape Context of the historic city of Canterbury'
 - NE4O (Preferred Option) - Delete the boundary and replace with a criteria based approach setting out key considerations such as views, landscape character, historic setting for development which may impact on the landscape surrounding Canterbury City.
- 5.5.85 Both Options would be expected to have a significant positive effect on the attainment of SA Objective 5 due to their focus on protecting local landscapes surrounding Canterbury City. However, there is some uncertainty regarding NE4O (Preferred Option) due to the need to develop specific policy wording.
- 5.5.86 Option NE4N wishes to re-cast the Canterbury AHLV to also focus on the historic environment. Similarly, NE4O (Preferred Option) also makes mention of a need to protect the historic setting of Canterbury City. Both Options would therefore have a positive effect on the attainment of SA Objective 9, though for Option NE4O this cover potentially be significant.
- 5.5.87 Both options would have a significant positive effect on the economy (SA Objective 12) by providing further protection to Canterbury City's historical, landscape and natural assets that all form elements that make it attractive to tourists. However, the designation or strict criteria may

impact on broader economic growth or employment land delivery. This is uncertain, especially for Option NE4O.

Issue NE5 - How should we ensure our approach to Green Gaps continues to remain effective? Summary of likely significant effects

Approach to the types of development(s) acceptable within the Green Gaps

- NE5A - Continue with the current approach to the types of development are acceptable within the Green Gaps
- NE5B (Preferred Option) - Broaden the types of development that may be acceptable in these areas to encourage the provision of community facilities, including open space and recreation.

5.5.88 Both Options would have a significant positive effect on SA Objective 14 as they will both potentially create new sporting/recreational facilities, with Option NE5B also potentially allowing for the creation of new health services that would aid the health and community cohesion of Canterbury's population. These benefits may be further enhanced under the Preferred Option.

5.5.89 For land use (SA Objective 11), the Preferred Option may encourage the loss of further land to development, although the overarching principles would remain. A mixture of minor positive and negative effects are assessed for both options.

5.5.90 Both Options do not allow the creation of residential development within Green Gaps, only allowing for very specific developments to be created. The Options would therefore have a minor negative effect on the attainment of SAO10.

5.5.91 Nine additional, geographically specific sub-issues are identified for this issue:

Green Gap between Sturry and Westbere

- NE5C -Retain the existing Green Gap as identified in the existing Local Plan
- NE5D (Preferred Option) - Retain the Green Gap with suggested boundary modifications to exclude a building to the east

5.5.92 Green Gaps and Local Green Spaces Review (2021) has reviewed all Green Gaps and informed the options in this section. No significant effects have been identified for either option. The difference between the two options is negligible. Both options would have a minor positive effect on biodiversity, landscape, land use and health (SA Objectives 3, 5, 11 and 14).

Green Gap between Sturry and Hersden

- NE5E -Retain the existing Green Gap as identified in the existing Local Plan
- NE5F (Preferred Option) - Retain the Green Gap with suggested boundary modifications around the garage

5.5.93 No significant effects have been identified for either option. It is considered that there are no significant differences between the two options. Both options would have a minor positive effect on biodiversity, landscape, land use and health (SA Objectives 3, 5, 11 and 14).

Green Gap between Herne Bay and Whitstable

- NE5G - Amend the boundary of the existing Green Gap

- NE5H (Preferred Option) - Retain the existing Green Gap as identified in the existing Local Plan

5.5.94 The Herne Bay and Whitstable Green Gap is approximately 263.8ha in size with a mixture of open fields, green spaces and playing fields. The space has become a key part of the landscape and the setting of nearby historic assets. The minor amendment to the Green Gaps boundary proposed by NE5G would not compromise the Green Gaps' benefit to the local area. The Green Gap also acts as an important area for recreational activity and accessing nature. It is therefore considered that both Options would have a significant positive effect on biodiversity, landscape, historic environment, land use and health (SA Objective 3, 5, 9, 11 and 14).

5.5.95 Minor negative effects are assessed for housing (SA 10) and the economy (SA Objective 12) due to the retention of the Green Gap under each option and the potential impact on the ability to develop housing or employment within the area. However, this is uncertain to some extent dependent on whether the area would be suitable in other respects to accommodate any new development, and therefore the extent to which the designation affects the achievement of these objectives. This will need to be considered during the plan preparation process when determining potential land allocations.

Green Gap between Sturry and Broad Oak

- NE5I - Amend the boundary of the existing Green Gap
- NE5J (Preferred Option) - Retain the existing Green Gap as identified in the existing Local Plan

5.5.96 No significant effects have been identified for either option. It is considered that there are no significant differences between the two options. Both options would have a minor positive effect on biodiversity, landscape, heritage, land use and health (SA Objectives 3, 5, 9, 11 and 14).

Green Gap between Canterbury and Tyler Hill

- NE5K - Amend the boundary of the existing Green Gap
- NE5L (Preferred Option) - Retain the existing Green Gap as identified in the existing Local Plan

5.5.97 No significant effects have been identified. Whilst there is merit in expanding the border to include further areas to potentially prevent two built environments from coalescing, the two Options are considered to have extremely similar effects as the Green Gap would continue to prevent coalescence. Both options would have a minor positive effect on biodiversity, landscape, heritage, land use and health (SA Objectives 3, 5, 9, 11 and 14).

Green Gap between Canterbury and Bridge

- NE5M - Amend the boundary of the existing Green Gap
- NE5N (Preferred Option) - Retain the Green Gap and consider opportunities to change the boundaries of the Green Gap

5.5.98 Both options are considered to perform similarly. The Canterbury and Bridge Green Gap is approximately 282.7ha of open field, green spaces and woodland with various built environment elements such as dwellings, farm buildings and allotments. This Green Gap therefore works as a large and important break in Canterbury City and its surroundings. It is considered that both Options would have a significant positive effect on biodiversity, landscape, historic environment, land use and health (SA Objective 3, 5, 9, 11 and 14).

5.5.99 Minor negative effects are assessed for housing (SA Objective 10) and the economy (SA Objective 12) due to the retention of the Green Gap under each option and the potential impact on the

ability to develop housing or employment within the area. However, this is uncertain to some extent dependent on whether the area would be suitable in other respects to accommodate any new development, and therefore the extent to which the designation affects the achievement of these objectives.

Green Gap between Canterbury and Sturry

- NE5O - Amend the boundary of the existing Green Gap
- NE5P (Preferred Option) - Retain the existing Green Gap as identified in the existing Local Plan

5.5.100 Both options are considered to perform similarly. The Canterbury and Sturry Green Gap is approximately 25.7ha of open fields and green spaces with some playing fields. The River Stour also exists within the Green Gap. Minor amendments are not considered to undermine the designation but there is uncertainty to related to the exact changes that may occur. It is considered that both Options would have a significant positive effect on biodiversity, landscape, heritage and health (SA Objectives 3, 5, 9 and 14) due to multifunctional benefits that the Green Gap supports.

Green Gap between Blean and Rough Common

- NE5Q - Amend the boundary of the existing Green Gap
- NE5R (Preferred Option) - Retain the existing Green Gap as identified in the existing Local Plan

5.5.101 No significant effects have been identified for either option. The difference between the two options is minor although there is some uncertainty over the proposed changes under Option NE5Q. Both options would have a minor positive effect on biodiversity, landscape, land use and health (SA Objectives 3, 5, 11 and 14).

New Green Gaps

- NE5S - Consider opportunities for the identification of new Green Gaps.
- NE5T (Preferred Option) - Do not designated new Green Gaps

5.5.102 There is a considerable element of uncertainty regarding any of the scores associated with Option NE5S as it is not clear where Green Gaps would be created within the Canterbury District given the current coverage of Green Gaps. The creation of new Green Gaps, depending on their size, could provide enhanced significant positive effects on biodiversity, landscape and historic environment (SA Objectives 3, 5 and 9) through protecting important open/green space from development. However, the creation of new Green Gaps would remove land from potentially being developed, possibly residential development and the growth of the economy and therefore NE5S could have a significant negative effect on SA Objective 10 and 12 (dependent on size and location) although this is uncertain. Both Options are considered to have significant positive effect on land use and health (SA Objective 11 and 14). Option NE5T (Proposed Option) is proposing to rely on the already identified Green Gaps. This is considered to positively support a number of objectives and with greater certainty as to the effects.

Issue NE6 - How should we manage outdoor lighting to support tranquillity? Summary of likely significant effects

- NE6A - Continue with current Local Plan approach of using a design criteria when assessing outdoor lighting proposals
- NE6B (Preferred Option) - Include clear requirements for development proposals to conserve or enhance the tranquillity provided by dark skies

5.5.103 The Options are important given how problematic light pollution is and due to Canterbury District benefitting from areas of true dark skies, with high tranquillity that must be protected. The Options would have a positive effect on biodiversity, landscape and the historic environment (SA Objective 3, 5 and 9) by reducing the negative effects of outdoor lighting on the District with effects on SA Objective 5 considered significant for both options. Option NE6B could lead to significant positive effects on biodiversity (SA Objective 3) although there is some uncertainty related to the effects of the Preferred Option dependent on the exact requirements. There is also some uncertainty over the effects on housing and employment development for NE6B (Preferred Option) due to the potential for additional requirements which may affect viability but, overall, these effects are likely to be neutral.

Provision of open space, recreation and leisure facilities

5.5.104 Three issues were set out within this section of the Local Plan Options document with two options identified to address each issue. The likely significant effects of the options are summarised below.

Issue NE7 - How should we protect existing Open Space within the Local Plan? Summary of likely significant effects

- NE7A - Continue with the existing approach
- NE7B (Preferred option) - Identify and protect open spaces within the Local Plan, providing clear criteria to be met if open space is proposed to be lost.

5.5.105 Open spaces are incredibly important to allow for the residents of Canterbury District to access and enjoy the natural environment. Both Options would allow for the protection of open spaces but Option NE7B (Preferred Option) would go further, seeing lost open spaces replaced and open spaces closely mapped and monitored to ensure they are not compromised. This would result in high quality open spaces across the District. The Options would also afford protection to playing fields, which are used for important physical recreational activities. Both Options would have a significant positive effect on health and community (SA Objective 14), though Option NE7B has potential for greater positive effects. Both options perform similarly against the other objectives with a range of positive effects.

Issue NE8 - How can we support the provision of accessible outdoor sports and recreation facilities across the district? Summary of likely significant effects

- NE8A - Continue the current approach
- NE8B (Preferred Option) - Consider prioritising sport facilities, where there is a particular identified deficiency in an area

5.5.106 Option NE8B (Preferred Option) would address a recurring lack of sporting facilities in certain areas, rather than seeking to just provide a selection of all types of open spaces and address. This targeted approach would likely address these deficiencies in sporting facilities, ensuring such facilities are more sustainable by being in a location that is satisfying that demand. This ensures such facilities can provide jobs and economic growth, though any developments created by either Option would be on a small scale. The Options are both considered to have a significant positive effect on health and community (SA Objective 14) as the provision of any open space would make recreational activities more accessible and encourage a healthier lifestyle in the District. Option NE8B could have a minor positive effect on SA Objective 12 through encouraging recreation development (sporting facilities) that could provide some form of employment. Both options would have minor positive effects on sustainable transport (SA Objective 13).

Issue NE9 - How should we ensure our approach to Local Green Spaces continues to remain effective? Summary of likely significant effects

- NE9A - Consider the removal of the existing Local Green Space(s)
- NE9B (Preferred option) - Retain the Local Green Spaces identified within the existing Local Plan

5.5.107 Option NE9A is considered to potentially have a minor negative effect on biodiversity (SA Objective 3) and health (SA Objective 14) as it would see the removal of some protections from two open spaces that are important to local communities and species. However, there is no certainty that this would be the case dependent on further consideration. Option NE9B (Preferred Option) would maintain the current protections in place for open spaces within the Canterbury District protecting the two identified Local Green Spaces and ensuring their important recreational benefits are not potentially lost. Option NE9A's negative effects could be greater if more open spaces are lost throughout the lifetime of the plan because of it. Option NE9B (Preferred Option) would have a minor positive effect on SA Objectives 3 and 14.

The water environment, and how it connects with our communities

5.5.108 Three issues were set out within this section of the Local Plan Options document. The likely significant effects of the options are summarised below.

Issue NE10 - How do we approach development within the coastal protections of Overtopping Hazard Zone and Coastal Protection Zone? Summary of likely significant effects

- NE10A - Continue with the current Local Plan approach of preventing all development within Overtopping Hazard Zone and Coastal Protection Zone
- NE10B (Preferred Option) - To consider the inclusion of permitting coastal defences for individual properties in the Overtopping Hazard Zone and / or Coastal Protection Zone

5.5.109 Any flood defences brought forward under Option NE10B (Preferred Option) would be localised to the immediate area around the residence in question, only increasing flood resilience in a small area. Both Options would work to ensure that new development at risk of coastal flooding is not created. Both Options are therefore considered to have a significant positive effect on climate, water and flood risk (SA Objective 2, 6 and 7) through protecting coastal waters from development, ensuring new development does not take place within areas at high risk of coastal flooding and/or also allowing for the creation of coastal flood prevention developments. NE10B (Preferred Option) would also have a minor positive effect on housing by ensuring some properties are at a lower risk of flooding but this is likely to be very minor and uncertain.

Issue NE11 - How can we maximise the benefits of Sustainable Drainage Systems (SuDS)? Summary of likely significant effects

- NE11A - Continue with the current approach to require appropriate drainage provision and encouraging major developments to design SuDS which include other additional benefit
- NE11B (Preferred option) - Encourage all developments to contain SuDS, while continue with the current Local Plan approach of requiring appropriate drainage provision. Encourage SuDS to be designed to include other additional benefits, and provide information and guidance on the design of SuDS.

5.5.110 Both Options would provide significant benefits in terms of SA Objective 7 through ensuring developments within Canterbury consider their drainage requirements and implement SuDS where necessary for major developments (both Options). Option NE11B (Preferred Option) would go

further by ensuring all developments within the District consider if SuDS should be utilised to. The efficient and sustainable management of water can aid in managing and protecting local water assets and resources, ensuring both Options would have a significant positive effect regarding SA Objective 6. The Options would also have a positive effect regarding climate change (SA Objective 2), due to both Options increasing the flood resilience of the District, and biodiversity (SA Objective).

- 5.5.111 The requirements of both Options could act as a barrier to development through increasing development cost. This is potentially greater under NE11B with all development proposals potentially having to consider SuDS and the increased cost of implementing SuDS in non-major developments. Both options are therefore considered to have a minor negative effect in terms of the economy (SA Objective 12), whilst NE11B may also affect smaller housing developments (SA Objective 10). There is uncertainty as to the exact magnitude of effect.

Issue NE12 - How should we consider groundwater protections? Summary of likely significant effects

- NE12A - Continue with the existing approach of Groundwater Protection Zones
- NE12B (Preferred option) - Set clear requirements for development proposals within Groundwater Protection Zones, Nitrate Vulnerable Zones and Drinking Water Safeguard Zones.

- 5.5.112 Both Options would protect areas within Groundwater Protection Zones, with Option NE12B (Preferred Option) going further to explicitly protect Nitrate Vulnerable Zones and Drinking Water Safeguard Zones. It is critical to ensure important sources of water do not become compromised, which can have considerable negative effects on surrounding biodiversity and compromise drinking water sources and both options would have significant effects on water resource and quality (SA Objective 6). Canterbury District is an area of the UK that does suffer from high water stress, meaning the compromising of any potential drinking water source would be particularly damaging to the District. Whilst legislation does currently afford considerable protection to these important areas, a clear policy in the Local Plan (Option NE12B) would ensure proper water management is contained within Canterbury Council's planning policy going forward.

- 5.5.113 Both options could create barriers to development although they reflect mandatory statutory requirements for the management of ground water. However, Option NE12B could potentially require more evidence from applicants. Uncertain effects are therefore identified for housing and economy (SA Objective 10 and 12).

5.6 Mitigation and enhancements

- 5.6.1 The appraisal has identified a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the options contained in the Local Plan Options document. These measures are highlighted within the detailed appraisal matrices contained in **Appendices D to J** and will be considered by the Council in refining the options and developing the policies that will comprise the Local Plan.
- 5.6.2 A number of these mitigation and enhancement measures cut-across all of the options and have been summarised in **Table 5.3** below against the respective SA objective.

Table 5.3 Cross-cutting Mitigation and Enhancement Measures

SA Objective	Mitigation Measure
1. To reduce air pollution and encourage improvements in air quality	<ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to reduce congestion. • Local Plan policies should ensure that development close to or within the Canterbury 3 and Herne 1 AQMAs is consistent with the objectives of the AQMAs.
2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> • Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision to support the transition to net zero GHG emissions.
3. To conserve, connect and enhance biodiversity across the District	<ul style="list-style-type: none"> • Local Plan policies and proposals should seek to avoid negative effects on the District's biodiversity assets and identify opportunities for enhancing their quality where appropriate. • Careful consideration should be given to the selection of site allocations in order to avoid adverse effects on internationally, nationally and locally designated sites. Appropriate mitigation should be identified where necessary. • Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development
4. To conserve geological sites and safeguard mineral resources within the District	<ul style="list-style-type: none"> • Policies should support implementation of the Kent Minerals and Waste Local Plan.
5. To conserve and enhance the landscapes of the District for people and wildlife	<ul style="list-style-type: none"> • Detailed policies in the Local Plan should support high quality design in new development. • Local Plan policies should seek to conserve and enhance the character and quality of the District's landscapes. • Local Plan policies should consider how to protect and enhance the visual setting of Canterbury City.
6. To protect water resources and ensure a high quality of inland and coastal waters	<ul style="list-style-type: none"> • Local Plan policies should support water efficiency measures, the implementation of SuDs, nutrient management and wastewater treatment capacity enhancements where necessary.
7. To reduce the risk of flooding and where appropriate prevent coastal erosion	<ul style="list-style-type: none"> • Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). • Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. • Local Plan policies should seek to promote as close to greenfield runoff rates as possible.
8. To promote sustainable waste management	<ul style="list-style-type: none"> • Local Plan policies should support opportunities to reduce/recycle waste. • Local Plan policies should support the use of recycled and secondary materials in new development. • The reuse of construction waste should be supported.
9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.	<ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. • Local Plan policies should support the aims of the WHS designation.
11. To promote the sustainable use of land and conserve soil quality	<ul style="list-style-type: none"> • Local Plan policies should encourage the effective use of land by re-using previously developed land. • Local Plan policies should prioritise the development of brownfield over greenfield land where possible.
13. To promote and encourage sustainable transport	<ul style="list-style-type: none"> • Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. • Local Plan policies should positively promote walking and cycling as part of new developments.

SA Objective	Mitigation Measure
14. To promote safe, healthy, inclusive and sustainable communities	<ul style="list-style-type: none">• Local Plan policies should ensure that open space, community facilities, and/or health facilities are provided on site/contributions are sought for provision off site.• Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.• Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.• Developer contributions towards the provision of new healthcare facilities.



6. Conclusions and next steps

6.1 Conclusions

6.1.1 This SA Report has presented the findings of the appraisal of the Canterbury Draft District Vision and Local Plan Options (May 2021). Specifically, the SA has considered the:

- Draft District Vision and Strategic Objectives;
- Draft Town Centre Visions and Objectives;
- Strategic Growth Options; and
- Non-strategic Options.

6.1.2 The principal conclusions of the appraisal are presented below.

Draft District Vision and Strategic Objectives

6.1.3 The appraisal has found the Draft District Vision and Strategic Objectives to be broadly supportive of the SA objectives although some possible incompatibilities and uncertainties have been identified. Most of these uncertainties relate to the need for further development of policies or the reliance on the specific implementation of the Local Plan. The SA also identified a number of areas where the Vision and Strategic Objectives could also be strengthened.

Draft Town Centre Visions and Objectives

6.1.4 The appraisal has found the draft vision and objectives of the Canterbury city centre, Herne Bay town centre and Whitstable town centre strategies to be broadly supportive of the SA Objectives. The main uncertainties related to the impact of potential growth in the residential population of the centres. Some suggested enhancements have also been identified.

Strategic Growth Options

6.1.5 A total of six growth options were appraised, including the preferred option at this stage:

- **Preferred Option - Canterbury C:** Growth focussed at Canterbury as the economic hub of the District; 14,000-17,000 homes provided to facilitate further economic growth, and to enable significant additional investment in the local transport network to support the delivery of the Vision; Significant upgrading of A28 to enable through-traffic to bypass the city centre; Radical redesign of movement within the City, with public realm and open space to create attractive environment for residents and visitors; Further investment in park and ride and bus infrastructure e.g. bus lanes.
- **Canterbury Focus A:** Growth focussed on Canterbury with more limited growth at the coast and villages; Minimum development (9,000 homes) provided to meet Government targets; Reallocation of road space on the ring road to provide safer, more attractive routes for walking and cycling; Further investment in park and ride and bus infrastructure e.g. bus lanes.
- **Canterbury Focus B:** Growth focussed on Canterbury with more limited development at the coast and villages; Additional development (14,000-17,000 homes) provided to facilitate further economic growth and to enable significant investment in the local transport network; Significant upgrading of A28 to enable through-traffic to bypass the city centre; Reallocation of

road space on the ring road to provide safer, more attractive routes for walking and cycling; Further investment in park and ride and bus infrastructure e.g. bus lanes.

- **Coastal Focus:** Growth focussed at the Coast with more limited development at Canterbury and the villages; Minimum development (9,000 homes) provided to meet Government targets; A new Park and Ride to serve Whitstable supported by frequent bus service and investment in coastal walking and cycling network.
- **Rural Focus:** Growth focussed at sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay; Minimum development (9,000 homes) provided to meet Government targets; Public transport improvements connecting rural settlements with urban areas.
- **New freestanding settlement:** Growth focussed at a new freestanding settlement, with more limited growth at Canterbury, Whitstable and Herne Bay and sustainable rural settlements; Minimum development (9,000 homes) provided to meet Government targets; Comprehensive new transport infrastructure to support new community.

- 6.1.6 All options meet the minimum Local Housing Need figure identified in the Housing Need Assessment (2021) and were assessed as having significant positive effects on housing. There was some uncertainty about delivery about the higher levels of growth in the Preferred Option (Canterbury Focus C) and Canterbury Focus B although this could be mitigated by backloading delivery to later in the plan period. There was also uncertainty for the New freestanding settlement option due to some uncertainty about delivery in the early years of the plan period and because it may not fully meet needs across the district.
- 6.1.7 All options are considered to have a mix of minor positive and significant negative effects on climate change due to the embodied carbon in the construction phase associated with the levels of housing growth and greenhouse gas emissions during occupancy (with the quantum of embodied carbon greater for higher growth options). However, the implementation of building regulations, Future Homes Standard and local plan policy can have a significant effect with homes built later in the plan period (or sooner dependent on policy) more likely to accord with the expectations of net zero.
- 6.1.8 The Preferred Option (Canterbury Focus C) and Canterbury Focus B performed similarly across the SA Objectives with significant positive effects on the economy, transport and health in recognition of the focus on Canterbury, higher growth levels and investment in transport infrastructure. However, it is recognised that Canterbury Focus B may not deliver the public realm and open space improvements and the redesign of movement within the city so full benefits may not be realised. A mix of minor positive and significant negative effects have been identified for biodiversity, landscape and land use.
- 6.1.9 Canterbury Focus A was found not to deliver the housing growth required to support substantial investment in infrastructure, particularly transport infrastructure within Canterbury. Therefore, the benefits associated with the Preferred Option and Canterbury Focus B for transport will be lessened. The associated economic benefits from housing growth would be expected to be lower than the Preferred Option and Canterbury Focus B. Overall, the magnitude of the positive and negative effects would be expected to lower than the Preferred Option and Canterbury Focus B.
- 6.1.10 The Coastal Focus could increase pressure on the coastal nature designated sites including those internationally recognised (Thanet Coast and Sandwich SPA/Ramsar and Thames, Medway & Swale SPA/Ramsar) with regards to recreational pressures. However, development could drive investment in these and other sites of biodiversity value in the coastal area. A mix of positive and significant negative effects for biodiversity have been identified. The coastal focus would also not support

enhanced transport provision within Canterbury city or elsewhere and could lead to increase private car use.

- 6.1.11 The Rural Focus would help to meet housing needs across the district including affordability in rural areas. It would lead to a more dispersed pattern of development across the district, which may exacerbate unsustainable travel patterns. This could increase reliance on the private car as primary means of transport which would have negative impacts in relation to air quality, climate change, and human health from vehicle emissions. Dispersed development could also have the potential for indirect effects on designated sites, through the piecemeal and pervasive loss (across the district) of sites important for connectivity, biodiversity network and foraging by designated species. As a consequence, a mixture of minor positive and negative effects have been identified for biodiversity. Overall, the Option would have some positive impacts across a range of SA Objectives but there would be fewer positive effects than the other Options assessed.
- 6.1.12 The New freestanding settlement would meet housing need identified but may not fully help to address need in existing settlements. Focusing growth in a new settlement would likely see substantial encroachment into the countryside. There is therefore potential for significant negative effects on biodiversity, landscape and land use. These effects would be greater if the location was particularly sensitive or had high landscape value. However, there would be opportunities for planned integration of mitigation and enhancements within the new settlement which may help to address the loss of biodiversity and impacts on landscape. Although, a new settlement would drive sufficient requirements to support the planned integration of sustainable transport measures to support walking and cycling within the settlement itself, it is considered likely that the Option would overall lead to an increase in private car use and have potential for significant negative effects on transport.

Non-strategic Options.

- 6.1.13 The appraisal found a number of positive and negative effects across the variety of options presented in the five thematic sections of the Local Plan Options document. Some of the effects identified were significant. The appraisal of the options, and further refinement in light of consultation responses and the evidence base, will inform the future development of the draft Local Plan policies.

6.2 Monitoring

- 6.2.1 It is a requirement of the SEA Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM *et al*, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely. Instead, monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:
- Were the SA's predictions of sustainability effects accurate?
 - Is the Local Plan contributing to the achievement of desired SA objectives?
 - Are mitigation measures performing as well as expected?
 - Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?
- 6.2.2 Monitoring should be focussed on:
- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.

- Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken.
- Where there is the potential for effects to occur on sensitive environmental receptors.

6.2.3 A series of indicative monitoring indicators are included in **Appendix K**. However, it is recognised that this is an early stage in the development of the Local Plan and SA and therefore the indicators will be subject to refinement through the plan preparation process. The selection of the indicators that comprise the monitoring framework for the Local Plan will be finalised as the understanding of its key sustainability effects becomes clearer during the latter stages of the SA. The monitoring framework will be finalised in the Post Adoption Statement.

6.3 Consultation on this SA Report

6.3.1 This SA Report is being issued for consultation alongside the Local Plan Options document. We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

6.3.2 The consultation is open from **28 May to 30 July 2021**.

6.4 Next steps

6.4.1 The findings of this SA Report, together with consultation responses and further evidence base work, will be used to help refine and select the preferred options to be taken forward as part of the draft Local Plan. The draft Local Plan is due to be consulted on in Spring 2022. The draft Local Plan will also be subject to further SA.

Appendix A

Quality Assurance Checklist

Quality Assurance Checklist	
Objectives and Context	
<ul style="list-style-type: none"> The plan’s purpose and objectives are made clear. 	Section 1.3 and Section 1.4.
<ul style="list-style-type: none"> Sustainability issues, including international and EC objectives, are considered in developing objectives and targets. 	Key sustainability issues identified through a review of relevant plans and programmes (see Section 2) and analysis of baseline conditions (see Section 3) have informed the development of the SA Framework presented in Section 4.2.
<ul style="list-style-type: none"> SEA objectives are clearly set out and linked to indicators and targets where appropriate. 	Section 4.2 presents the SA objectives and guide questions.
<ul style="list-style-type: none"> Links with other related plans, programmes and policies are identified and explained. 	A review of related plans and programmes is contained at Appendix C and summarised in Section 2 of this SA Report.
Scoping	
<ul style="list-style-type: none"> The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report. 	The environmental bodies were consulted on the Scoping Report between October and December 2019.
<ul style="list-style-type: none"> The assessment focuses on significant issues. 	Sustainability issues have been identified in the baseline analysis contained in Section 3 of this SA Report on a topic-by-topic basis in Section 3.2 to 3.14.
<ul style="list-style-type: none"> Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. 	No difficulties were encountered preparation of scoping elements. No difficulties were encountered in undertaking the appraisal of the Local Plan Options document are identified in Section 4.5 of this SA Report.
<ul style="list-style-type: none"> Reasons are given for eliminating issues from further consideration. 	No issues have been knowingly eliminated from this SA Report.
Baseline Information	
<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and their likely evolution without the plan are described. 	Section 3 of this SA Report presents the baseline analysis of the District’s social, economic and environmental characteristics including their likely evolution without the Local Plan.



Quality Assurance Checklist	
<ul style="list-style-type: none"> Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable. 	<p>Throughout Section 3 of this SA Report, reference is made to areas which may be affected by the Local Plan.</p> <p>It should be noted that the quantum of growth to be provided in the Local Plan and its distribution across the District has not yet been decided and will be determined through a process of options appraisal, taking into account the evidence base, consultation and assessment including this SA. In consequence, it is not possible to determine with certainty those areas that are likely to be most affected by the Local Plan at this stage.</p>
<ul style="list-style-type: none"> Difficulties such as deficiencies in information or methods are explained. 	<p>No difficulties were encountered preparation of scoping elements. No difficulties were encountered in undertaking the appraisal of the Local Plan Options document are identified in Section 4.5 of this SA Report.</p>
Prediction and evaluation of likely significant effects	
<ul style="list-style-type: none"> Likely significant social, environmental and economic effects are identified, including those listed in the SEA Regulations (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant. 	<p>Section 5 summarises the appraisal of the sustainability performance of the Draft Vision and Strategic Objectives Local Plan Spatial Principles, Town Centre Strategies' Vision and Objectives, growth options and non-strategic options. Detailed appraisal matrices are also provided at Appendices D to J have been developed to meet the requirements of the SEA Regulations.</p>
<ul style="list-style-type: none"> Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed. 	<p>Positive and negative effects are considered within the appraisal matrices and within Section 5. Potential effects are identified in the short, medium and long-term.</p>
<ul style="list-style-type: none"> Likely secondary, cumulative and synergistic effects are identified where practicable. 	<p>At this early stage in the development of the Local Plan, it has not been possible to consider the cumulative effects of the Local Plan as a whole or in combination with other plans and programmes. This is because key decisions relating to quantum and location of future development have yet to be made and policies are not yet developed. A detailed appraisal of cumulative effects will therefore be undertaken at the preferred options stage.</p>
<ul style="list-style-type: none"> Inter-relationships between effects are considered where practicable. 	<p>Inter-relationships between effects are identified in the assessment commentary, where appropriate.</p>
<ul style="list-style-type: none"> Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds. 	<p>These are identified in the commentary, where appropriate.</p>

Quality Assurance Checklist	
<ul style="list-style-type: none"> Methods used to evaluate the effects are described. 	These are described in Section 4 and Appendix L.
Mitigation measures	
<ul style="list-style-type: none"> Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. 	These are identified within the appraisal matrices. Cross-cutting measures are also summarised in Section 5.6.
<ul style="list-style-type: none"> Issues to be taken into account in development consents are identified. 	These are identified within the appraisal matrices. Cross-cutting measures are also summarised in Section 5.6.
The SA Report	
<ul style="list-style-type: none"> Is clear and concise in its layout and presentation. 	The SA Report is clear and concise.
<ul style="list-style-type: none"> Uses simple, clear language and avoids or explains technical terms. Uses maps and other illustrations where appropriate. 	Maps and tables have been used to present the baseline information in Section 3 where appropriate.
<ul style="list-style-type: none"> Explains the methodology used. Explains who was consulted and what methods of consultation were used. 	Section 4 presents the methodology used for assessment whilst consultation arrangements are discussed in Section 1.
<ul style="list-style-type: none"> Identifies sources of information, including expert judgement and matters of opinion. 	Information is referenced throughout the SA Report.
<ul style="list-style-type: none"> Contains a non-technical summary 	Included.
Consultation	
<ul style="list-style-type: none"> The SEA is consulted on as an integral part of the plan-making process. 	This SA Report is being consulted upon at the same time as the Local Plan Options document.
<ul style="list-style-type: none"> The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report. 	This SA Report is being consulted upon at the same time as the Local Plan Options document.
Decision-making and information on the decision	
<ul style="list-style-type: none"> The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. 	Responses received to this SA Report will inform the preparation of the Local Plan.
<ul style="list-style-type: none"> An explanation is given of how they have been taken into account. 	This information will be provided in subsequent SA Reports.

Quality Assurance Checklist	
<ul style="list-style-type: none">Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	This information will be provided as the Local Plan is developed. However, this SA Report does consider a range of alternatives relating to the quantum and distribution of future growth in the District.



Appendices B to K are available separately

Appendix B: Consultation Responses

Appendix C: Review of Plans, Policies and Programmes

Appendix D: Town centre strategies - Visions and objectives compatibility appraisal

Appendix E: Appraisal of strategic spatial growth options

Appendix F: Appraisal of Housing and New Communities options

Appendix G: Appraisal of Employment and the Local Economy options

Appendix H: Appraisal of Town Centres and Local Facilities options

Appendix I: Appraisal of Movement and Transportation options

Appendix J: Appraisal of Historic and Natural Environment Options

Appendix K: Monitoring Indicators

Appendix L: Definitions of significance



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