

## Appendix E: Appraisal of strategic spatial growth options

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

NB: where more than one symbol/colour 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.

Spatial Growth Option - Preferred Option Summary (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 investment in the local transport network;
- 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.

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
<p><b>1. To reduce air pollution and encourage improvements in air quality</b></p>	<p>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</p>	<p>+/-</p>	<p><b>Likely significant effects</b></p> <p>There is the potential for the construction of new residential and employment development to have negative effects on the air quality due to emissions generated from plant and HGV movements during construction and increased vehicle movements during construction and once dwellings are occupied. Effects may be more pronounced in sensitive areas including those within and close to the Canterbury 3 AQMA (declared in 2018 following an extension to Canterbury 2 AQMA) and Herne 1 AQMA and health deprived areas.</p> <p>The main source of air pollution in the district is road traffic emissions from major roads, notably the A2, A28 and A299. Commercial, industrial and domestic pollution sources also make a contribution to background concentrations. Whilst it is noted that improvements to air quality do not solely rely on planning policy, an increase in population, households and employment will in-turn generate additional transport movements and associated emissions to air. This option will focus development within Canterbury and proposes an upgrading to A28, which may relieve some air quality issues within Canterbury City Centre itself but may encourage greater car use. The redesign of movement within the City and development of attractive environments could support reduced use of the private car in favour of active travel and public transport.</p> <p>The higher levels of housing delivery could stimulate levels of investment in infrastructure to maintain existing, and (potentially) stimulate additional investment in public transport provision and infrastructure which could help to further minimise emissions to air associated with car use.</p> <p>Overall, the Preferred Option has been assessed as having a mix of minor positive and minor negative effects upon this objective.</p>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to reduce congestion.</li> <li>• 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.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• It is assumed that proposals to ensure no sale of new diesel/petrol engine vehicles after 2030, which will lead to an increased proportion of e-vehicles over time, may benefit air quality over the long-term.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of future development is uncertain at this stage.</li> </ul>
<p><b>2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</b></p>	<p>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</p>	<p>+ / --</p>	<p><b>Likely significant effects</b></p> <p>The Council declared a climate emergency in 2019. Carbon emissions in the district were below the national and regional average in 2005 and the District’s carbon emissions fell by around 38% from 2005 to 2017. When compared to the South East and England, the District generally has lower industry &amp; commercial and domestic levels of emissions. The total CO2 emissions for transport, however, is marginally higher than the England estimates.</p> <p>An increase in greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant and associated with embodied carbon in construction materials) and once development is complete (e.g. due to increased traffic generation and energy use in new dwellings) would be expected. The volume of greenhouse gas emissions associated with this option are primarily influenced by the quantum of development to be accommodated over the plan period. Growth at the levels proposed in all strategic options would lead to substantial embodied carbon in the construction phase although this quantum would be higher for the growth levels in this option with between 14,000 – 17,000 dwellings, employment and other associated development.</p> <p>Growth under all options would have an impact on GHG emissions during occupancy with higher levels expected to have a greater impact. However, the provision of new development also provides opportunity for more energy efficient houses and buildings (with more efficient boilers, insulation, and possible zero carbon energy generation) which could mean that carbon generation per dwelling or person would be lower than for existing, older housing stock. 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 . Higher levels of development could also support opportunities for the provision of combined heat and power networks and provide greater flexibility for passive solar gain through effective layout and design.</p> <p>Focusing growth in Canterbury with lower growth elsewhere would also help to increase the ability to deliver infrastructure including investment in an integrated transport network, improvements to park and ride infrastructure around the city, which could secure improved active travel options, improved public transport and road improvements which may reduce associated emissions.</p>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
			<p>Overall, there are likely to be a mix of positive and significant negative effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision to support transition to net zero GHG emissions.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>3. To conserve, connect and enhance biodiversity across the District</b></p>	<p>3.1 Support the achievement of biodiversity net gain</p> <p>3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)</p> <p>3.3 Support improvements to biodiversity in non-designated areas of the District</p> <p>3.4 Support improvements to ecological networks including connectivity of habitats</p> <p>3.5 Support species adaptation and migration to reduce</p>	<p>+/-- /?</p>	<p><b>Likely significant effects</b></p> <p>The District includes a range of designated and non-designated natural assets. The District includes all/part of five internationally designated areas: 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). There are 15 SSSIs and 2 Marine Conservation Zones. The condition of SSSIs has improved since 2008 with majority of land covered by SSSIs in favourable or unfavourable but recovering condition.</p> <p>There are recreational pressures on Thanet Coast and Sandwich Bay. A number of the designated sites (including Stodmarsh) are susceptible to water quality issues. Additionally, some sites are susceptible to air quality impacts where roads are in close proximity (particularly the Blean Complex in relation to the A290 north of Canterbury City). Improvements to the A28 and broader public transport improvements, envisaged by this option, may therefore help to ensure that effects are mitigated.</p> <p>Focusing growth in an expanded Canterbury City and /or a satellite settlement may help support brownfield development but it would be expected that a large proportion of development would be on greenfield. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. The residential growth associated with this option (14,000 – 17,000) would be expected to lead to the greater release of greenfield than lower housing growth figures. The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites.</p> <p>Increasing the public realm improvements may support greater connectivity in the biodiversity within Canterbury, which may support achievement of this objective. The requirement for biodiversity net gain and the requirement for a 10% improvement for developments of scale (as anticipated in the Environment Bill) would also lead to positive effects.</p>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
	<p>impacts of climate change and ensure resilience</p> <p>3.6 Encourage carbon sequestration</p>		<p>Overall, a mix of minor positive and significant negative effects have been identified for this objective. However, there is some uncertainty regarding the location of development in particular.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that a higher proportion of greenfield land will be required to meet the development needs associated with higher growth figures.</li> <li>It is assumed that new development would not be located on land designated for nature conservation.</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> <li>The exact quantum of growth to be delivered.</li> </ul>
<p><b>4. To conserve geological sites and safeguard mineral resources within the District</b></p>	<p>4.1 Aim to protect and prevent damage to geologically important sites, such as RIGS</p> <p>4.2 Balance the need for development with safeguarding mineral resources and infrastructure</p>	-	<p><b>Likely significant effects</b></p> <p>Canterbury District includes five Regionally Important Geological Sites (RIGS) which have been designated due to being an important educational, research, historical or recreational resource. Additionally, three mineral resources are safeguarded within the District which are primarily found in the central area of the District around Canterbury. The safeguarding is to avoid unnecessary sterilisation of these resources and development in these locations could potentially sterilise the mineral resources.</p> <p>Overall, minor negative effects have been assessed against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Support implementation of the Kent Minerals and Waste Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that development would avoid being located on RIGS.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> </ul>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
<p><b>5. To conserve and enhance the landscapes of the District for people and wildlife</b></p>	<p>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</p>	<p>+ / -- / ?</p>	<p><b>Likely significant effects</b></p> <p>Canterbury’s landscape includes part of the Kent Downs Area of Outstanding Beauty (AONB) to the south which covers around 27% of the District. The District is largely covered by National Character Area (NCA) 113 North Kent Plain whilst a small area in the south is covered by NCA Kent Downs and the northwestern corner by NCA 81 Greater Thames Estuary.</p> <p>The delivery of 14,000–17,000 homes, substantial infrastructure, and employment development under this option is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term once development is completed, although the likelihood of adverse effects occurring and their magnitude will be dependent on the exact location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>However, there may be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped, although, the number of brownfield sites developed in the District has decreased in recent years as supply has decreased and due to the number of greenfield sites allocated in the existing Local Plan.</p> <p>Focussing growth within Canterbury and new or satellite settlement(s) is likely to place pressure on its landscape. There is the potential that development could be inappropriately sited and designed which could have an adverse effect upon the landscape and townscape character of the area, especially with regard to areas identified as having greater sensitivity in the Landscape Character Assessment and Biodiversity Appraisal (2020). Furthermore, the Canterbury city forms part of an Area of High Landscape Value identified to protect the setting and of the City and the World Heritage Site. The Canterbury City AHLV: Review for Landscape Designation (2021) provides evidence on how best to protect this area of the City’s surrounding landscape, and this is explored further through the options consultation. Development has the potential to significantly impact on the visual setting of the City.</p> <p>Opportunities may be realised to enhance landscape and townscape character through, for example, the provision of green infrastructure or high quality design standards which reflects local character. However, until the scale and design of new development has been determined, the likelihood of effects occurring and their magnitude is uncertain.</p> <p>Overall, this Option has been assessed as having a mixed positive and significant negative effect upon this objective although there is uncertainty in relation to the proposed growth location, and particular in relation to potential satellite settlements.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Detailed policies in the Local Plan should support high quality design in new development.</li> <li>• Local Plan policies should seek to conserve and enhance the character and quality of the District’s landscapes.</li> <li>• Local Plan policies should consider how to protect and enhance the visual setting of Canterbury City.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.</li> <li>The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<p><b>6. To protect water resources and ensure a high quality of inland and coastal waters</b></p>	<p>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</p>	<p><b>-/?</b></p>	<p><b>Likely significant effects</b></p> <p>The construction of new residential and employment development within the District and the associated increase in population has the scope, and can be expected, to increase demand on water resources with the potential to affect water availability. The south east is an area in water stress. The District’s potable water is supplied by two different water companies: South East; and Southern Water. Both companies published Water Resources Management Plans (WRMP) in 2019 which set out strategies for ensuring sustainable water supplies over the long term and far beyond the plan period (South East Water to 2080 and Southern Water to 2070). Both plans seek to reduce leaks and improve piping and enable importation of water from other water resource areas. South East Water also plan to build a new reservoir at Broad Oak, Kent by 2045.</p> <p>The 2016 Kent Water for Sustainable Growth Study 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. The levels of growth are expected to put strain on waste water infrastructure which will require mitigation. Focusing on Canterbury is likely to put strain particularly on the Sturry WwTW, which discharges water to the Stour Valley river catchment area. The impacts of development on water quality particularly on habitats at Stodmarsh SAC, SPA, Ramsar are a key consideration.</p> <p>Depending on the exact location of new development and its proximity to water bodies and the prevailing quality of the waterbody, and groundwaters, there is also potential for adverse effects on water quality associated with construction activities and from occupation of dwellings.</p> <p>Overall, this option is considered to have negative effects on the achievement of this objective although there is some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support water efficiency measures, the implementation of SuDs, nutrient management, and wastewater treatment capacity enhancements where necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>New development will increase water resource use within the district in both the short term during construction and in the longer term once development is complete.</li> <li>It is assumed that the Council will continue to liaise with Southern Water with regard to wastewater infrastructure requirements for future development.</li> <li>Measures contained in the South East Water and Southern Water WRMP Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> </ul> <p><b>Uncertainties</b></p>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>The exact location of developments and the potential impact on waterbodies is uncertain at this stage.</li> <li>The exact quantum of growth to be delivered over the plan period.</li> </ul>
<p><b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b></p>	<p>7.1 Avoid inappropriate development in areas at risk from flooding and coastal erosion</p> <p>7.2 Support priorities identified within the Isle of Grain to South Foreland Shoreline Management Plan (or subsequent updates or amendments)</p>	<p><b>0/?</b></p>	<p><b>Likely significant effects</b></p> <p>The District has many areas at risk of flood. 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 alongside the River Stour is classified as functional floodplain (Zone 3b). Focusing development within Canterbury and new or satellite settlement(s) has the potential to lead to new development that is at risk of flooding or increases flood risk elsewhere. However, it is assumed that new development proposals which may result in an increase in flood risk will be accompanied by a Flood Risk Assessment (FRA) and incorporate suitable flood alleviation measures thereby minimising the risk of flooding. There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage.</p> <p>Canterbury District has 21.6 kilometres of coastline with over 10km being low-lying. The option would include more limited growth at Herne and Whitstable which may be located within areas at risk of flooding. However, it is assumed that any development that may be at risk would be subject to FRA, consistent with the requirements of the NPPF.</p> <p>Overall, the option is considered likely to have neutral effects on achievement of this objective. However, some uncertainty remains dependent on the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should aim to avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that FRAs will accompany development proposals where appropriate.</li> <li>New development will achieve greenfield run off rates.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>8. To promote sustainable waste management</b></p>	<p>8.1 Encourage a reduction in the amount of waste generated</p>	<p><b>-/?</b></p>	<p><b>Likely significant effects</b></p> <p>New development will result in increased resource use and the generation of waste in both the short-term during construction and in the longer term once development is complete. The construction and subsequent occupation of new dwellings will require raw materials and</p>



Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
	8.2 Ensure the management of waste is consistent with the waste management hierarchy		<p>the generation of waste, although there would be opportunities to integrate material reuse and recycling best practice, and depending on local markets, this could be used to encourage growth of the circular economy.</p> <p>Commensurate with the level of growth, it is expected that the development of around 14,000-17,000 homes under this option would lead to the greater use of raw materials during construction and the use of more materials and greater waste generation during occupancy than lower growth options. The potential for significant negative effects is therefore greater.</p> <p>All strategic options will increase waste generation and have been assessed as having minor negative effects on this objective. However, there is some uncertainty regarding the extent of effects for higher growth, which may be significant.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support opportunities to reduce/recycle waste.</li> <li>Local Plan policies should support the use of recycled and secondary materials in new development.</li> <li>The reuse of construction waste should be supported.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that the Kent County Council Joint will make sufficient household waste recycling infrastructure provision available.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact scale of waste is unknown at this stage.</li> </ul>
<b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.</b>	<p>9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.</p> <p>9.2 Support improvements to existing non-designated heritage assets.</p> <p>9.3 Aim to promote sustainable access to the historic environment.</p>	<b>+/-/?</b>	<p><b>Likely significant effects</b></p> <p>Development has the potential to adversely affect the character of historic assets both in the short term during associated construction activities (e.g., as a result of vibrations) and in the longer term once development is complete (e.g., due to the built form of new development affecting the setting of the historic assets).</p> <p>Canterbury District benefits from a variety of designated and undesignated heritage assets, including rich archaeology. Canterbury City includes a World Heritage Site (WHS) comprising the Cathedral, St Augustine's Abbey and St Martin's Church as well as a range of listed buildings and scheduled monuments. There are nearly 100 conservation areas, over 50 scheduled monuments and nearly 2,000 listed buildings in the District as a whole. There is the potential that these assets, or their setting, could be adversely affected by new development although this will be dependent on the exact type, location and design of new development which is uncertain at this stage.</p> <p>The Option focusses growth in Canterbury which may increase pressures on the WHS, and other assets within and surrounding the City, but this is largely dependent on the location of development. Conversely, locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, which could generate a possible positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical,</p>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
	<p>9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.</p> <p>9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.</p>		<p>archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites). Additionally, higher levels of growth may generate contributions that could help to support these assets whilst the Option would support environmental improvements within the city centre which also help enhance heritage assets.</p> <p>Overall, the Option has been assessed as having mix of positive and negative effects. However, there is uncertainty with regards to the magnitude.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.</li> <li>• Policies within the Local Plan should promote high standards of architectural and urban design.</li> <li>• The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> <li>• Local Plan policies should support the aims of the WHS designation.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of new development is uncertain at this stage.</li> <li>• 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.</li> </ul>
<p><b>10. To ensure the supply of high quality homes, which cater for identified needs</b></p>	<p>10.1 Promote increased access to affordable housing</p> <p>10.2 Support the timely delivery of market and affordable housing</p> <p>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</p>	<p><b>++/?</b></p>	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District’s additional housing growth (i.e. beyond existing commitments and completions) in Canterbury City with a limited growth in Whitstable, Herne and other existing settlements. The housing delivery proposed by this option is in the range of 14,000-17,000 new homes. This would far exceed the Standard Method derived Local Housing Need figure identified in the Housing Needs Assessment (2021) of 1,120 dwellings per year over the 2020–2040 plan period (equivalent to 22,400 new homes) and help to meet the housing needs of the population which is predicted to grow by 8% by 2040 (on 2018-based projections). The Option would see around 27,400 to 30,400 over the plan period when the supply of around 13,500 homes is taken into account. Care would have to be taken to avoid an oversupply of sites that could impede delivery rates.</p> <p>Enabling delivery of the identified need will be in excess of what has been delivered in recent years with the highest completion rate in 2017/18 of 446 dwellings (along with 679 student accommodation units). The growth will require a substantial uplift on the average growth rates in recent years so there is some uncertainty. Uncertainty may be mitigated by a stepped requirement to backload delivery.</p> <p>This option would help meet the housing needs of Canterbury City, which is the focus for growth, and help address more limited need within Whitstable, Herne and other settlements in the rural areas subject to the location of development. The provision of a new satellite</p>

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SA Objective	Sub-objective	Score	Commentary
	<p>new residential development, including, but not limited to, student, care home, gypsy &amp; travellers and self build</p> <p>10.4 Promote an appropriate mix of dwelling types, sizes and tenures</p> <p>10.5 Promote the reduction in the amount of homelessness within the district</p> <p>10.6 Promote high quality design in new housing developments</p>		<p>settlement would allow for planned development to meet identified needs. The identification of a range of smaller sites within existing settlements (in addition to focus on Canterbury City) would help to meet immediate housing needs across the District as development would be less reliant on longer lead-in times and the provision of infrastructure required to support large/strategic scale development in the City. Additionally, development in these locations would support the delivery of housing in existing sustainable settlements.</p> <p>This option may also support delivery of the requirements set out in the Housing Needs Assessment, which identifies the different housing needs of particular groups in the District and the poor levels of affordability across the District. This includes meeting the needs of a growing population of older age groups. The higher housing requirement figure would present greater opportunity to meet the housing needs of the District's communities.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective with some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<p><b>11. To promote the sustainable use of land and conserve soil quality</b></p>	<p>11.1 Encourage the efficient use of previously developed land</p> <p>11.2 Avoid the unnecessary loss of best and most versatile agricultural land</p> <p>11.3 Encourage appropriate building densities within developments</p> <p>11.4 Support the reduction in land contamination</p>	<p>+ / -- /?</p>	<p><b>Likely significant effects</b></p> <p>The quality of agricultural land around the settlements is mixed across the District. There are pockets of Agricultural Land Classification (ALC) Grade 1, which is the soil of highest quality, especially within the central areas of the District, although the majority is Grade 3.</p> <p>It is expected that there would be new development in existing settlements through this option. Whilst such development would be dependent to some extent on the release of greenfield, especially related to achievement of growth within Canterbury City (as the focus of new development) there would be opportunities to redevelop brownfield land. The use of brownfield land has decreased in recent years as the supply has reduced and due in part to the previous Local Plan's focus on greenfield sites. The extent of such positive effects would be dependent on the sites identified and is uncertain at this stage.</p> <p>This higher level of development would require a greater release of greenfield land with a smaller proportion of growth likely to make use of brownfield land. The option is considered to require substantial release of greenfield land adjoining Canterbury City with expansion and/or a new settlement. More limited growth in Whitstable and Herne and other settlements would require more limited release of land, however, brownfield opportunities may be more limited in these smaller settlements. Greenfield release would be greater</p>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
			<p>with the higher option. As a consequence, it is also likely that the ability to avoid the best and most versatile agricultural land (Grades 1 to 3) would be lessened.</p> <p>Overall, a mix of minor positive and significant negative effects have been identified. There is some uncertainty related to the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the effective use of land by re-using previously developed land.</li> <li>Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development at each settlement is unknown at this stage.</li> </ul>
<p><b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b></p>	<p>12.1 Support the provision of jobs in the right places to meet the identified employment needs</p> <p>12.2 Encourage investment in businesses, people and infrastructure to improve productivity</p> <p>12.3 Support the vitality and viability of town and city centres</p> <p>12.4 Promote sustainable tourism</p> <p>12.5 Support a safe and attractive night economy</p> <p>12.6 Support a sustainable marine and coastal economy</p>	<p>++</p>	<p><b>Likely significant effects</b></p> <p>Housing development, infrastructure and transport improvements and investment in the area will generate economic benefits associated with construction e.g., direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit Canterbury's residents will depend on the number of jobs created and the recruitment policies of prospective employers. Additionally, local spend will be determined by these factors. In the medium and longer term the option would support housing for those employed in the area and help to support and sustain local services.</p> <p>This option would focus growth through the expansion of Canterbury City and/or a new satellite settlement. The option would be expected to therefore help to support the City Centre. Improved infrastructure and connectivity may also increase the ability for people to sustainably access town centre services and amenities, and support tourism and the night time economy. Improvements to park and ride facilities would also support this. The proposed improvements to public realm would also support efforts to boost tourism and spend within the City. Additionally, focusing growth in Canterbury would help to support the four universities, which are important employers and help to support economic growth within the district.</p> <p>The option would support more limited growth in the coastal towns and villages, but there would also be the expectation of economic benefits in these locations.</p> <p>Overall, this option is considered to have significant positive effects on achievement of this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
	12.7 Support a sustainable rural economy		<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type and scale of employment land to be delivered is unknown at this stage.</li> <li>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.</li> <li>The exact location of future development at each settlement is unknown at this stage.</li> </ul>
<b>13. To promote and encourage sustainable transport</b>	<p>13.1 Promote consistency with the sustainable transport hierarchy and improvements to support increased use of sustainable transport methods</p> <p>13.2 Support the reduction in the need to travel</p> <p>13.3 Support the reduction of traffic congestion and improve road safety.</p> <p>13.4 Encourage investment to improve transport infrastructure</p>	<p>++/- /?</p>	<p><b>Likely significant effects</b></p> <p>Focussing growth in Canterbury City could be expected to reduce the need to travel by car as development is likely to be located in close proximity to community facilities and services, including the food retail development, as well as employment opportunities. New development should also be well connected to the existing public transport network including rail stations at Canterbury, Whitstable and Hern Bay. Development should also help to maintain existing, and (potentially) stimulate investment in, public transport provision. However, the option includes new/or satellite settlements. The connectivity to Canterbury City would be key to ensuring sustainable transport measures are in place.</p> <p>This option proposes significant upgrading of the A28 and significant investment in the local transport network, linked to higher housing growth figures. Additionally, the options would seek to redesign movement within the City and provide further investment in park and ride and bus infrastructure. These improvements are considered to cumulatively lead to significant positive effects on the objective by creating opportunities for sustainable travel measures and improved traffic flows, and reduced congestion, within and through the city. However, more limited growth in other settlements may limit potential for investment in transport measures from developer contributions in these locations.</p> <p>As proposed by this Option, an increase in population and households within the City will generate more transport movements. Based on current trends, these movements are expected to be to by car with a continuation of (net) in-commuting. This could result in increased pressure on the road network and public transport infrastructure. However, it could be considered that the development of upgraded road infrastructure, and investment in the transport network could alleviate some of this pressure and support a modal shift towards more sustainable forms of transport. However, it is considered that the level of growth proposed will have a negative impact upon this objective.</p> <p>Overall, the Option has been assessed as having a mix of significant positive and minor negative effects on transport. However, there is uncertainty regarding this.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the preparation of green travel plans as part of new development proposals.</li> <li>Local Plan policies should positively promote walking and cycling as part of new developments.</li> </ul>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of new development.</li> </ul>
<p><b>14. To promote safe, healthy, inclusive and sustainable communities</b></p>	<p>14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks.</p> <p>14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs</p> <p>14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place</p> <p>14.4 Minimise light and noise pollution</p> <p>14.5 Promote healthy lifestyles including through sport and physical activity</p> <p>14.6 Support the reduction of actual levels of crime</p>	<p>++/-</p>	<p><b>Likely significant effects</b></p> <p>The health of people in Canterbury is generally good compared to the regional and England average. Life expectancy is similar to the England average, but is slightly lower than the regional level. Levels of crime have increased, although this may in part be due to improved levels of recording.</p> <p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents near development sites and along transport routes within the district. Effects may include, for example, stress related to disturbance, noise and vibration and respiratory problems exacerbated by construction traffic emissions and dust. This may be more pertinent in sensitive areas such as the Canterbury 3 and Herne 1 AQMA and locations and for those with pre-existing health issues. These effects are likely to be of greater magnitude related to the development of 14,000 to 17,000 homes in the plan period under this option.</p> <p>Focusing development within Canterbury would support opportunities for the integration of open space and green infrastructure whilst also providing significant opportunities for improvements to health provision, large areas of open space and improved green infrastructure routes. Opportunities may also be found to ensure design discourages or limits actual crime. More limited development in other settlements will provide some open space and improved linkages to green infrastructure (dependent on scale).</p> <p>Focussing significant growth within Canterbury with more limited development within the District’s other existing settlements is likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. This is expected to generate a positive effect in relation to the promotion of healthy lifestyles. This option may also maximise the potential for increased investment in existing and new health facilities within Canterbury where the district’s most deprived areas are to be found.</p> <p>The option is considered to have mixed significant positive and minor negative effects on achievement of this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.</li> <li>Developer contributions towards the provision of new healthcare facilities.</li> </ul>

Spatial Option – Preferred Option - Canterbury C			
SA Objective	Sub-objective	Score	Commentary
			<b>Assumptions</b> <ul style="list-style-type: none"><li>• None.</li></ul> <b>Uncertainties</b> <ul style="list-style-type: none"><li>• The exact location of new development is unknown at present.</li></ul>

Spatial Growth Option - 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.

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
<p><b>1. To reduce air pollution and encourage improvements in air quality</b></p>	<p>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</p>	<p>+/-</p>	<p><b>Likely significant effects</b></p> <p>There is the potential for the construction of new residential and employment development to have negative effects on the air quality due to emissions generated from plant and HGV movements during construction and increased vehicle movements during construction and once dwellings are occupied. Effects may be more pronounced in sensitive areas including those within and close to the Canterbury 3 AQMA (declared in 2018 following an extension to Canterbury 2 AQMA) and Herne 1 AQMA and health deprived areas.</p> <p>The main source of air pollution in the district is road traffic emissions from major roads, notably the A2, A28 and A299. Commercial, industrial and domestic pollution sources also make a contribution to background concentrations. Whilst it is noted that improvements to air quality do not solely rely on planning policy, an increase in population, households and employment will in-turn generate additional transport movements and associated emissions to air. This option will focus development within Canterbury.</p> <p>The option does not propose substantial upgrading to the A28, but does seek to make more attractive routes for walking and cycling which may reduce car use and associated emissions. Whilst further investment in the park and ride and bus infrastructure may also support public transport use. The overall investment would be expected to be substantially lower than that proposed in the Preferred Option (due to lower housing requirement figures and proposed specific investment in transport infrastructure that could help support a modal shift). However, the proposed level of housing growth is also lower than the preferred option which will itself lead to a lower increase in transport use.</p> <p>Overall, the Option has been assessed as having a mix of minor positive and minor negative effects upon this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to reduce congestion.</li> <li>• 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.</li> </ul>



Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that proposals to ensure no sale of new diesel/petrol engine vehicles after 2030, which will lead to an increased proportion of e-vehicles over time, may benefit air quality over the long-term.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development is uncertain at this stage.</li> </ul>
<p><b>2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</b></p>	<p>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</p>	<p>+ / --</p>	<p><b>Likely significant effects</b></p> <p>The Council declared a climate emergency in 2019. Carbon emissions in the district were below the national and regional average in 2005 and the District's carbon emissions fell by around 38% from 2005 to 2017. When compared to the South East and England, the District generally has lower industry &amp; commercial and domestic levels of emissions. The total CO2 emissions for transport, however, is marginally higher than the England estimates.</p> <p>An increase in greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant and associated with embodied carbon in construction materials) and once development is complete (e.g. due to increased traffic generation and energy use in new dwellings) would be expected. The volume of greenhouse gas emissions associated with this option are primarily influenced by the quantum of development to be accommodated over the plan period. Growth at the levels proposed in all strategic options would lead to substantial embodied carbon in the construction phase although this quantum would be higher for the growth levels in this option with between 14,000 – 17,000 dwellings than the minimum of 9,000 dwellings associated with this option.</p> <p>Growth under all options would have an impact on GHG emissions during occupancy with higher levels expected to have a greater impact. The provision of new development also provides an opportunity for more energy efficient houses and buildings (with more efficient boilers, insulation, and possible zero carbon energy generation) which could mean that carbon generation per dwelling or person would be lower than for existing, older housing stock. 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. Higher levels of development could also support opportunities for the provision of combined heat and power networks and provide greater flexibility for passive solar gain through effective layout and design. The lower housing requirement associated with this option may therefore limit the opportunities for effective integration.</p> <p>Focusing growth in Canterbury City with lower growth elsewhere would also help to increase the ability to deliver infrastructure including investment in an integrated transport network, improvements to park and ride infrastructure around the city, which could secure improved active travel options, improved public transport and road improvements which may reduce associated emissions. However, such investments would be lower commensurate with the lower levels of housing growth proposed under this option.</p> <p>Overall, there are likely to be a mix of positive and significant negative effects.</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision to support transition to net zero GHG emissions.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>3. To conserve, connect and enhance biodiversity across the District</b></p>	<p>3.1 Support the achievement of biodiversity net gain</p> <p>3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)</p> <p>3.3 Support improvements to biodiversity in non-designated areas of the District</p> <p>3.4 Support improvements to ecological networks including connectivity of habitats</p> <p>3.5 Support species adaptation and migration to reduce impacts of climate</p>	<p><b>+/-/?</b></p>	<p><b>Likely significant effects</b></p> <p>The District includes a range of designated and non-designated natural assets. The District includes all/part of five internationally designated areas: 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). There are 15 SSSIs and 2 Marine Conservation Zones. The condition of SSSIs has improved since 2008 with majority of land covered by SSSIs in favourable or unfavourable but recovering condition.</p> <p>There are recreational pressures on Thanet Coast and Sandwich Bay. A number of the designated sites (including Stodmarsh) are susceptible to water quality issues. Additionally, some sites are susceptible to air quality impacts where roads are in close proximity (particularly the Blean Complex in relation to the A290 north of Canterbury City). Improvements to the A28 and broader public transport improvements, envisaged by this option, may therefore help to ensure that effects are mitigated.</p> <p>Focusing growth in Canterbury City may help support brownfield development but it would be expected that a large proportion of development would be on greenfield, in light of reduced availability of brownfield land for redevelopment in recent years. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species.</p> <p>The residential growth associated with this option (a minimum of 9,000 homes) would be expected to lead to a lower release of greenfield land than the higher housing figures proposed under the Preferred Option and Canterbury Focus B and allow a proportionally higher percentage of growth overall to make use of brownfield land. However, the magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites. Indirect effects from emissions to air and on water quality (for those sites susceptible to water quality issues) would also be expected to be less under this Option than the other Canterbury focus options.</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
	change and ensure resilience 3.6 Encourage carbon sequestration		<p>The options does not include specific allowance for public realm improvements that may support greater connectivity in the biodiversity within Canterbury. However, it is considered that focusing development in Canterbury would allow for a concentration of developer contributions to provide enhancements to biodiversity within the City. The requirement for biodiversity net gain and the requirement for a 10% improvement for developments of scale (as anticipated in the Environment Bill) would also lead to positive effects.</p> <p>Overall, a mix of minor positive and negative effects have been identified for this objective. However, there is some uncertainty regarding the location of development in particular.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>That policies will ensure that It is assumed that a higher proportion of greenfield land will be required to meet the development needs associated with higher growth figures.</li> <li>It is assumed that new development would not be located on land designated for nature conservation.</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> <li>The exact quantum of growth to be delivered.</li> </ul>
<b>4. To conserve geological sites and safeguard mineral resources within the District</b>	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	-	<p><b>Likely significant effects</b></p> <p>Canterbury District includes five Regionally Important Geological Sites (RIGS) which have been designated due to be being an important educational, research, historical or recreational resource. Additionally, three mineral resources are safeguarded within the District which are primarily found in the central area of the District around Canterbury. The safeguarding is to avoid unnecessary sterilisation of these resources and development in these locations could potentially sterilise the mineral resources. The lower housing growth proposed under this Option may enable greater avoidance of areas with mineral deposits (compared to higher growth figures under the Preferred Option and Canterbury Focus B) but it is expected that areas will not be able to be avoided entirely.</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
			<p>Overall, minor negative effects have been assessed against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Support implementation of the Kent Minerals and Waste Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that development would avoid being located on RIGS.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> </ul>
<p><b>5. To conserve and enhance the landscapes of the District for people and wildlife</b></p>	<p>5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (ie. international, national or locally designated)</p> <p>5.2 Support improvements to existing non-designated landscapes</p>	<p>+/-/?</p>	<p><b>Likely significant effects</b></p> <p>Canterbury’s landscape includes part of the Kent Downs Area of Outstanding Beauty (AONB) to the south which covers around 27% of the District. The District is largely covered by National Character Area (NCA) 113 North Kent Plain whilst a small area in the south is covered by NCA Kent Downs and the northwestern corner by NCA 81 Greater Thames Estuary.</p> <p>The delivery of 9,000 homes, infrastructure, and employment development under this option is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term once development is completed, although the likelihood of adverse effects occurring and their magnitude will be dependent on the exact location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>However, there may be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped, although, the number of brownfield sites developed in the District has decreased in recent years as supply has decreased and due to the number of greenfield sites allocated in the existing Local Plan.</p> <p>Focussing growth within Canterbury is likely to place pressure on its landscape. There is the potential that development could be inappropriately sited and designed which could have an adverse effect upon the landscape and townscape character of the area, especially with regard to areas identified as having greater sensitivity in the Landscape Character Assessment and Biodiversity Appraisal (2020). Furthermore, the Canterbury city forms part of an Area of High Landscape Value identified to protect the setting and of the City and the World Heritage Site. The Canterbury City AHLV: Review for Landscape Designation (2021) provides evidence on how best to protect this area of the City’s surrounding landscape, and this is explored further through the options consultation. Development has the potential to significantly impact on the visual setting of the City. The lower quantum of housing compared to the Preferred Option and Canterbury Focus B may lessen the effects.</p> <p>Opportunities may be realised to enhance landscape and townscape character through, for example, the provision of green infrastructure or high quality design standards which reflects local character. However, until the scale and design of new development has been determined, the likelihood of effects occurring and their magnitude is uncertain.</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
			<p>Overall, this Option has been assessed as having a mixed positive and negative effect upon this objective although there is uncertainty in relation to the proposed growth location.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Detailed policies in the Local Plan should support high quality design in new development.</li> <li>Local Plan policies should seek to conserve and enhance the character and quality of the District’s landscapes.</li> <li>Local Plan policies should consider how to protect and enhance the visual setting of Canterbury City.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.</li> <li>The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<p><b>6. To protect water resources and ensure a high quality of inland and coastal waters</b></p>	<p>6.1 Protect and enhance ground and surface water quality</p> <p>6.2 Avoid adverse impacts on coastal waters, fisheries and bathing waters</p> <p>6.3 Promote the sustainable and efficient use of water resources</p>	-/?	<p><b>Likely significant effects</b></p> <p>The construction of new residential and employment development within the District and the associated increase in population has the scope, and can be expected, to increase demand on water resources with the potential to affect water availability. The south east is an area in water stress. The District’s potable water is supplied by two different water companies: South East; and Southern Water. Both companies published Water Resources Management Plans (WRMP) in 2019 which set out strategies for ensuring sustainable water supplies over the long term and far beyond the plan period (South East Water to 2080 and Southern Water to 2070). Both plans seek to reduce leaks and improve piping and enable importation of water from other water resource areas. South East Water also plan to build a new reservoir at Broad Oak, Kent by 2045.</p> <p>The 2016 Kent Water for Sustainable Growth Study 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. The levels of growth are expected to put strain on waste water infrastructure which will require mitigation. Focusing on Canterbury is likely to put strain particularly on the Sturry WwTW, which discharges water to the Stour Valley river catchment area. The impacts of development on water quality particularly on habitats at Stodmarsh SAC, SPA, Ramsar are a key consideration.</p> <p>Depending on the exact location of new development and its proximity to water bodies and the prevailing quality of the waterbody, and groundwaters, there is also potential for adverse effects on water quality associated with construction activities and from occupation of dwellings.</p> <p>Overall, this option is considered to have negative effects on the achievement of this objective although there is some uncertainty.</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support water efficiency measures, the implementation of SuDs, nutrient management, and wastewater treatment capacity enhancements where necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>New development will increase water resource use within the district in both the short term during construction and in the longer term once development is complete.</li> <li>It is assumed that the Council will continue to liaise with Southern Water with regard to wastewater infrastructure requirements for future development.</li> <li>Measures contained in the South East Water and Southern Water WRMP Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of developments and the potential impact on waterbodies is uncertain at this stage.</li> <li>The exact quantum of growth to be delivered over the plan period.</li> </ul>
<p><b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b></p>	<p>7.1 Avoid inappropriate development in areas at risk from flooding and coastal erosion</p> <p>7.2 Support priorities identified within the Isle of Grain to South Foreland Shoreline Management Plan (or subsequent updates or amendments)</p>	<p><b>0/?</b></p>	<p><b>Likely significant effects</b></p> <p>The District has many areas at risk of flood. 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 alongside the River Stour is classified as functional floodplain (Zone 3b). Focusing development within Canterbury has the potential to lead to new development that is at risk of flooding or increases flood risk elsewhere. However, it is assumed that new development proposals which may result in an increase in flood risk will be accompanied by a Flood Risk Assessment (FRA) and incorporate suitable flood alleviation measures thereby minimising the risk of flooding. There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage.</p> <p>Canterbury District has 21.6 kilometres of coastline with over 10km being low-lying. The option would include more limited growth at Herne and Whitstable which may be located within areas at risk of flooding. However, it is assumed that any development that may be at risk would be subject to a FRA, consistent with the requirements of the NPPF.</p> <p>Overall, the option is considered likely to have neutral effects on achievement of this objective. However, some uncertainty remains. dependent on the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should aim to avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that FRAs will accompany development proposals where appropriate.</li> <li>New development will achieve greenfield run off rates.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<b>8. To promote sustainable waste management</b>	<p>8.1 Encourage a reduction in the amount of waste generated</p> <p>8.2 Ensure the management of waste is consistent with the waste management hierarchy</p>	-	<p><b>Likely significant effects</b></p> <p>New development will result in increased resource use and the generation of waste in both the short-term during construction and in the longer term once development is complete. The construction and subsequent occupation of new dwellings will require raw materials and the generation of waste, although there would be opportunities to integrate material reuse and recycling best practice, and depending on local markets, this could be used to encourage growth of the circular economy.</p> <p>Commensurate with the level of growth, it is expected that the development of a minimum of 9,000 homes under this option would lead to less use of raw materials during construction, and less materials and waste generated during occupancy, than higher growth options (Preferred Option and Canterbury Focus B).</p> <p>All strategic options will increase waste generation and have been assessed as having minor negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support opportunities to reduce/recycle waste.</li> <li>Local Plan policies should support the use of recycled and secondary materials in new development.</li> <li>The reuse of construction waste should be supported.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that the Kent County Council Joint will make sufficient household waste recycling infrastructure provision available.</li> </ul> <p><b>Uncertainties</b></p> <p>The exact scale of waste is unknown at this stage.</p>
<b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting</b>	<p>9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.</p>	+/-/?	<p><b>Likely significant effects</b></p> <p>Development has the potential to adversely affect the character of historic assets both in the short term during associated construction activities (e.g., as a result of vibrations) and in the longer term once development is complete (e.g., due to the built form of new development affecting the setting of the historic assets).</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
<p><b>and accessibility of the District's historic environment.</b></p>	<p>9.2 Support improvements to existing non-designated heritage assets.</p> <p>9.3 Aim to promote sustainable access to the historic environment.</p> <p>9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.</p> <p>9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.</p>		<p>Canterbury District benefits from a variety of designated and undesignated heritage assets, including rich archaeology. Canterbury City includes a World Heritage Site (WHS) comprising the Cathedral, St Augustine's Abbey and St Martin's Church as well as a range of listed buildings and scheduled monuments. There are nearly 100 conservation areas, over 50 scheduled monuments and nearly 2,000 listed buildings in the District as a whole. There is the potential that these assets, or their setting, could be adversely affected by new development although this will be dependent on the exact type, location and design of new development which is uncertain at this stage.</p> <p>The Option focusses growth in Canterbury which may increase pressures on the WHS, and other assets within and surrounding the City, but this is largely dependent on the location of development. The lower housing requirement associated with this Option (compared to the Preferred Option and Canterbury Focus B) may provide opportunities to identify sites that have lower sensitivity for effects on heritage assets.</p> <p>Conversely, locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, which could generate a possible positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites). Additionally, higher levels of growth may generate contributions that could help to support these assets.</p> <p>Overall, the Option has been assessed as having mix of positive and negative effects. However, there is uncertainty with regards to the magnitude.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.</li> <li>• Policies within the Local Plan should promote high standards of architectural and urban design.</li> <li>• The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> <li>• Local Plan policies should support the aims of the WHS designation.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of new development is uncertain at this stage.</li> <li>• 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.</li> </ul>



Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
<b>10. To ensure the supply of high quality homes, which cater for identified needs</b>	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	++	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District's additional housing growth (i.e. beyond existing commitments and completions) in Canterbury City with a limited growth in Whitstable, Herne and other existing settlements. The housing delivery proposed by this option is 9,000 new homes. This would meet the minimum housing needs identified in the Housing Needs Assessment (2021) of 1,120 dwellings per year over the 2020–2040 plan period (equivalent to 22,400 in total) and help to meet the housing needs of the population which is predicted to grow by 8% by 2040 (on 2018-based projections).</p> <p>Enabling delivery of the identified need will be in excess of what has been delivered in recent years with the highest completion rate in 2017/18 of 446 dwellings (along with 679 student accommodation units). The growth will require an uplift on the average growth rates in recent years.</p> <p>This option would help meet the housing needs of Canterbury City, which is the focus for growth, and help address more limited need within Whitstable, Herne and other settlements in the rural areas subject to the location of development. The identification of a range of smaller sites within existing settlements (in addition to focus on Canterbury City) would help to meet immediate housing needs across the District as development would be less reliant on longer lead-in times and the provision of infrastructure that would be required to support large/strategic scale development in the City. The lower figure compared to the Preferred Option and Canterbury Focus B in itself may require a lower number of larger/strategic sites within Canterbury.</p> <p>This option may also support delivery of the requirements set out in the Housing Needs Assessment, which identifies the different housing needs of particular groups in the District and the poor levels of affordability across the District. This includes meeting the needs of a growing population of older age groups.</p> <p>Overall, this option has been assessed as a significant positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
	<b>11. To promote the sustainable use of land and</b>		11.1 Encourage the efficient use of

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
<b>conserve soil quality</b>	<p>previously developed land</p> <p>11.2 Avoid the unnecessary loss of best and most versatile agricultural land</p> <p>11.3 Encourage appropriate building densities within developments</p> <p>11.4 Support the reduction in land contamination</p>		<p>The quality of agricultural land around the settlements is mixed across the District. There are pockets of Agricultural Land Classification (ALC) Grade 1, which is the soil of highest quality, especially within the central areas of the District, although the majority is Grade 3.</p> <p>It is expected that there would be new development in existing settlements through this option. Whilst such development would be dependent to some extent on the release of greenfield, especially related to achievement of growth within Canterbury City (as the focus of new development) there would be opportunities to redevelop brownfield land. The use of brownfield land has decreased in recent years as the supply has reduced and due in part to the previous Local Plan's focus on greenfield sites. The extent of such positive effects would be dependent on the sites identified and is uncertain at this stage.</p> <p>This lower level of development (minimum of 9,000 homes) compared to the Preferred Option and Canterbury Focus B would be expected to require less greenfield land and a larger proportion of growth overall likely to make use of brownfield land. The option is considered to require the release of greenfield land adjoining Canterbury City. More limited growth in Whitstable and Herne and other settlements would require more limited release of land, however, brownfield opportunities may be more limited in these smaller settlements. It is also likely that the ability to avoid the best and most versatile agricultural land (Grades 1 to 3) would be lessened.</p> <p>Overall, a mix of minor positive and negative effects have been identified. There is some uncertainty related to the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the effective use of land by re-using previously developed land.</li> <li>Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development at each settlement is unknown at this stage.</li> </ul>
<b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b>	<p>12.1 Support the provision of jobs in the right places to meet the identified employment needs</p> <p>12.2 Encourage investment in businesses, people and</p>	<b>+/?</b>	<p><b>Likely significant effects</b></p> <p>Housing development, infrastructure and transport improvements and investment in the area will generate economic benefits associated with construction e.g., direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit Canterbury's residents will depend on the number of jobs created and the recruitment policies of prospective employers. Additionally, local spend will be determined by these factors. In the medium and longer term the option would support housing for those employed in the area and help to support and sustain local services.</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
	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		<p>This option would focus growth through the expansion of Canterbury City. The option would also be expected to therefore help to support the City Centre. Improved infrastructure and connectivity may also increase the ability for people to sustainably access town centre services and amenities, and support tourism and the night time economy. Improvements to park and ride facilities would also support this. The option would support more limited growth in the coastal towns and villages, although it may not fully support delivery of economic benefits in these locations and therefore there is uncertainty. Additionally, focusing growth in Canterbury would help to support the four universities, which are important employers and help to support economic growth within the district.</p> <p>Overall, this option is considered to have positive effects on achievement of this objective although there is some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The type and scale of employment land to be delivered is unknown at this stage.</li> <li>• 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.</li> <li>• The exact location of future development at each settlement is unknown at this stage.</li> </ul>
<b>13. To promote and encourage sustainable transport</b>	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.	<b>+ /- /?</b>	<p><b>Likely significant effects</b></p> <p>Focussing growth in Canterbury City could be expected to reduce the need to travel by car as development is likely to be located in close proximity to community facilities and services, including the food retail development, as well as employment opportunities. New development should also be well connected to the existing public transport network. Development should also help to maintain existing, and (potentially) stimulate investment in, public transport provision.</p> <p>The option would provide investment in park and ride and bus infrastructure and more attractive routes for walking and cycling. These improvements are considered to cumulatively lead to positive effects on the objective by creating opportunities for sustainable travel measures. However, more limited growth associated with the Option is unlikely to deliver substantial investment and may not deliver the positive benefits associated with the Preferred Option and Canterbury Focus B where comprehensive schemes for enhancement are proposed. However, the lower growth envisaged would offset that to some extent. In other settlements may limit potential for investment in transport measures from developer contributions in these locations.</p> <p>As proposed by this Option, an increase in population and households within the City will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) in-commuting. This could result in increased pressure on the road network and public transport infrastructure. However, it could be considered that the</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
	13.4 Encourage investment to improve transport infrastructure		<p>development of upgraded road infrastructure, and investment in the transport network could alleviate some of this pressure. However, it is considered that the level of growth proposed will have a negative impact upon this objective.</p> <p>Overall, the Option has been assessed as having a mix of minor positive and minor negative effects on transport.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the preparation of green travel plans as part of new development proposals.</li> <li>Local Plan policies should positively promote walking and cycling as part of new developments.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of new development.</li> </ul>
<b>14. To promote safe, healthy, inclusive and sustainable communities</b>	<p>14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks.</p> <p>14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs</p> <p>14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place</p> <p>14.4 Minimise light and noise pollution</p>	<b>+/-</b>	<p><b>Likely significant effects</b></p> <p>The health of people in Canterbury is generally good compared to the regional and England average. Life expectancy is similar to the England average, but is slightly lower than the regional level. Levels of crime have increased, although this may in part be due to improved levels of recording.</p> <p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents near development sites and along transport routes within the district. Effects may include, for example, stress related to disturbance, noise and vibration and respiratory problems exacerbated by construction traffic emissions and dust. This may be more pertinent in sensitive areas such as the Canterbury 3 and Herne 1 AQMA and locations and for those with pre-existing health issues. These effects are likely to be of greater magnitude for higher growth rates associated with the Preferred Option and Canterbury Focus B than this Option.</p> <p>Focusing development within Canterbury would support opportunities for the integration of open space and green infrastructure whilst also providing opportunities for improvements to health provision, large areas of open space and improved green infrastructure routes. Opportunities may also be found to ensure design discourages or limits actual crime. More limited development in other settlements will provide some open space and improved linkages to green infrastructure (dependent on scale).</p> <p>Focussing growth within Canterbury with more limited development within the District's other existing settlements is likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. This is expected to generate a positive effect in relation to the promotion of healthy lifestyles. The lower quantum of housing growth associated with this option (compared to Preferred Option and Canterbury Focus B) is likely to generate much lower developer contributions and therefore support less infrastructure.</p>

Spatial Option - Canterbury Focus A			
SA Objective	Sub-objective	Score	Commentary
	14.5 Promote healthy lifestyles including through sport and physical activity 14.6 Support the reduction of actual levels of crime		The option is considered to have mixed minor positive and negative effects on achievement of this objective.  <b>Mitigation</b> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.</li> <li>Developer contributions towards the provision of new healthcare facilities.</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>None.</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>The exact location of new development is unknown at present.</li> </ul>

Spatial Growth Option - 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.

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
<b>1. To reduce air pollution and encourage improvements in air quality</b>	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	+/-	<b>Likely significant effects</b>  There is the potential for the construction of new residential and employment development to have negative effects on the air quality due to emissions generated from plant and HGV movements during construction and increased vehicle movements during construction and once dwellings are occupied. Effects may be more pronounced in sensitive areas including those within and close to the Canterbury 3 AQMA (declared in 2018 following an extension to Canterbury 2 AQMA) and Herne 1 AQMA and health deprived areas.  The main source of air pollution in the district is road traffic emissions from major roads, notably the A2, A28 and A299. Commercial, industrial and domestic pollution sources also make a contribution to background concentrations. Whilst it is noted that improvements to air quality do not solely rely on planning policy, an increase in population, households and employment will in-turn generate additional transport movements and associated emissions to air.  This option will focus development within Canterbury and proposes an upgrading to A28, which may relieve some air quality issues within Canterbury City Centre itself but may encourage greater car use. The reallocation of road space on the ring road may support walking and cycling and further investment in park and ride and bus infrastructure could support reduced use of the private car in favour of active travel and public transport.  The higher levels of housing delivery could stimulate levels of investment in infrastructure to maintain existing, and (potentially) stimulate additional investment in public transport provision and infrastructure which could help to further minimise emissions to air associated with car use.  Overall, the Preferred Option has been assessed as having a mix of minor positive and minor negative effects upon this objective.
			<b>Mitigation</b> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to reduce congestion.</li> <li>• 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.</li> </ul> <b>Assumptions</b> <ul style="list-style-type: none"> <li>• It is assumed that proposals to ensure no sale of new diesel/petrol engine vehicles after 2030, which will lead to an increased proportion of e-vehicles over time, may benefit air quality over the long-term.</li> </ul> <b>Uncertainties</b> <ul style="list-style-type: none"> <li>• The exact location of future development is uncertain at this stage.</li> </ul>
<b>2. To minimise greenhouse gases that</b>	2.1 Minimise greenhouse gas emissions	+/-	<b>Likely significant effects</b>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
<p><b>cause climate change and deliver a managed response to its effects</b></p>	<p>2.2 Deliver high standards of energy efficiency in new development</p> <p>2.3 Support the use of renewable energies</p> <p>2.4 Support increased resilience to climate change</p>		<p>The Council declared a climate emergency in 2019. Carbon emissions in the district were below the national and regional average in 2005 and the District’s carbon emissions fell by around 38% from 2005 to 2017. When compared to the South East and England, the District generally has lower industry &amp; commercial and domestic levels of emissions. The total CO2 emissions for transport, however, is marginally higher than the England estimates.</p> <p>An increase in greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant and associated with embodied carbon in construction materials) and once development is complete (e.g. due to increased traffic generation and energy use in new dwellings) would be expected. The volume of greenhouse gas emissions associated with this option are primarily influenced by the quantum of development to be accommodated over the plan period. Growth at the levels proposed in all strategic options would lead to substantial embodied carbon in the construction phase although this quantum would be higher for the growth levels in this option with between 14,000 – 17,000 dwellings, employment and other associated development.</p> <p>Growth under all options would have an impact GHG emissions during occupancy with higher levels expected to have a greater impact. However, the provision of new development also provides opportunity for more energy efficient houses and buildings (with more efficient boilers, insulation, and possible zero carbon energy generation) which could mean that carbon generation per dwelling or person would be lower than for existing, older housing stock. 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. Higher levels of development could also support opportunities for the provision of combined heat and power networks and provide greater flexibility for passive solar gain through effective layout and design.</p> <p>Focusing growth in Canterbury with lower growth elsewhere would also help to increase the ability to deliver infrastructure including investment in an integrated transport network, improvements to park and ride infrastructure around the city, which could secure improved active travel options, improved public transport and road improvements which may reduce associated emissions.</p> <p>Overall, there are likely to be a mix of positive and significant negative effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
<p><b>3. To conserve, connect and enhance biodiversity across the District</b></p>	<p>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</p>	<p>+/-- /?</p>	<p><b>Likely significant effects</b></p> <p>The District includes a range of designated and non-designated natural assets. The District includes all/part of five internationally designated areas: 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). There are 15 SSSIs and 2 Marine Conservation Zones. The condition of SSSIs has improved since 2008 with majority of land covered by SSSIs in favourable or unfavourable but recovering condition. There are recreational pressures on Thanet Coast and Sandwich Bay. A number of the designated sites (including Stodmarsh) are susceptible to water quality issues. Additionally, some sites are susceptible to air quality impacts where roads are in close proximity (particularly the Blean Complex in relation to the A290 north of Canterbury City). Improvements to the A28 and broader public transport improvements, envisaged by this option, may therefore help to ensure that effects are mitigated.</p> <p>Focusing growth in Canterbury City may help support brownfield development but it would be expected that a large proportion of development would be on greenfield, in light of reduced availability of brownfield land for redevelopment in recent years. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species.</p> <p>The residential growth associated with this option (14,000 – 17,000 homes) would be expected to lead to a greater release of greenfield land than the lower housing figures proposed under the Canterbury Focus A Option. However, the magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites.</p> <p>The options does not include specific allowance for public realm improvements that may support greater connectivity in the biodiversity within Canterbury. However, it is considered that focusing development in Canterbury, and the higher quantum of housing growth proposed, would allow for a concentration of developer contributions to provide enhancements to biodiversity within the City. The requirement for biodiversity net gain and the requirement for a 10% improvement for developments of scale (as anticipated in the Environment Bill) would also lead to positive effects.</p> <p>Overall, a mix of minor positive and significant negative effects have been identified for this objective. However, there is some uncertainty regarding the location of development in particular.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that a higher proportion of greenfield land will be required to meet the development needs associated with higher growth figures.</li> <li>It is assumed that new development would not be located on land designated for nature conservation.</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> <li>The exact quantum of growth to be delivered.</li> </ul>
<p><b>4. To conserve geological sites and safeguard mineral resources within the District</b></p>	<p>4.1 Aim to protect and prevent damage to geologically important sites, such as RIGS</p> <p>4.2 Balance the need for development with safeguarding mineral resources and infrastructure</p>	-	<p><b>Likely significant effects</b></p> <p>Canterbury District includes five Regionally Important Geological Sites (RIGS) which have been designated due to being an important educational, research, historical or recreational resource. Additionally, three mineral resources are safeguarded within the District which are primarily found in the central area of the District around Canterbury. The safeguarding is to avoid unnecessary sterilisation of these resources and development in these locations could potentially sterilise the mineral resources. The options is considered to perform similarly to the Preferred Option.</p> <p>Overall, minor negative effects have been assessed against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Support implementation of the Kent Minerals and Waste Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that development would avoid being located on RIGS.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> </ul>
<p><b>5. To conserve and enhance the landscapes of the District for people and wildlife</b></p>	<p>5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (ie. international, national or locally designated)</p>	+ / -- /?	<p><b>Likely significant effects</b></p> <p>Canterbury's landscape includes part of the Kent Downs Area of Outstanding Beauty (AONB) to the south which covers around 27% of the District. The District is largely covered by National Character Area (NCA) 113 North Kent Plain whilst a small area in the south is covered by NCA Kent Downs and the northwestern corner by NCA 81 Greater Thames Estuary.</p>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
	5.2 Support improvements to existing non-designated landscapes		<p>The delivery of around 14,000 – 17,000 homes, infrastructure, and employment development under this option is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term once development is completed, although the likelihood of adverse effects occurring and their magnitude will be dependent on the exact location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>However, there may be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped, although, the number of brownfield sites developed in the District has decreased in recent years as supply has decreased and due to the number of greenfield sites allocated in the existing Local Plan.</p> <p>Focussing growth within Canterbury is likely to place pressure on its landscape. There is the potential that development could be inappropriately sited and designed which could have an adverse effect upon the landscape and townscape character of the area, especially with regard to areas identified as having greater sensitivity in the Landscape Character Assessment and Biodiversity Appraisal (2020). Furthermore, the Canterbury city forms part of an Area of High Landscape Value identified to protect the setting and of the City and the World Heritage Site. The Canterbury City AHLV: Review for Landscape Designation (2021) provides evidence on how best to protect this area of the City’s surrounding landscape, and this is explored further through the options consultation. Development has the potential to significantly impact on the visual setting of the City. Additionally, as the focus does not include new or satellite settlement there may be more concentrated effects on the landscape but that is uncertain at this stage.</p> <p>Opportunities may be realised to enhance landscape and townscape character through, for example, the provision of green infrastructure or high quality design standards which reflects local character. However, until the scale and design of new development has been determined, the likelihood of effects occurring and their magnitude is uncertain.</p> <p>Overall, this Option has been assessed as having a mixed positive and significant negative effect upon this objective although there is uncertainty in relation to the proposed growth location.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Detailed policies in the Local Plan should support high quality design in new development.</li> <li>• Local Plan policies should seek to conserve and enhance the character and quality of the District’s landscapes.</li> <li>• Local Plan policies should consider how to protect and enhance the visual setting of Canterbury City.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.</li> <li>• The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
<p><b>6. To protect water resources and ensure a high quality of inland and coastal waters</b></p>	<p>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</p>	<p><b>-/?</b></p>	<p><b>Likely significant effects</b></p> <p>The construction of new residential and employment development within the District and the associated increase in population has the scope, and can be expected, to increase demand on water resources with the potential to affect water availability. The south east is an area in water stress. The District’s potable water is supplied by two different water companies: South East; and Southern Water. Both companies published Water Resources Management Plans (WRMP) in 2019 which set out strategies for ensuring sustainable water supplies over the long term and far beyond the plan period (South East Water to 2080 and Southern Water to 2070). Both plans seek to reduce leaks and improve piping and enable importation of water from other water resource areas. South East Water also plan to build a new reservoir at Broad Oak, Kent by 2045.</p> <p>The 2016 Kent Water for Sustainable Growth Study 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. The levels of growth are expected to put strain on waste water infrastructure which will require mitigation. Focusing on Canterbury is likely to put strain particularly on the Sturry WwTW, which discharges water to the Stour Valley river catchment area. The impacts of development on water quality particularly on habitats at Stodmarsh SAC, SPA, Ramsar are a key consideration.</p> <p>Depending on the exact location of new development and its proximity to water bodies and the prevailing quality of the waterbody, and groundwaters, there is also potential for adverse effects on water quality associated with construction activities and from occupation of dwellings.</p> <p>Overall, this option is considered to have negative effects on the achievement of this objective although there is some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support water efficiency measures, the implementation of SuDs, nutrient management, and wastewater treatment capacity enhancements where necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>New development will increase water resource use within the district in both the short term during construction and in the longer term once development is complete.</li> <li>It is assumed that the Council will continue to liaise with Southern Water with regard to wastewater infrastructure requirements for future development.</li> <li>Measures contained in the South East Water and Southern Water WRMP Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of developments and the potential impact on waterbodies is uncertain at this stage.</li> <li>The exact quantum of growth to be delivered over the plan period.</li> </ul>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
<p><b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b></p>	<p>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)</p>	<p><b>0/?</b></p>	<p><b>Likely significant effects</b></p> <p>The District has many areas at risk of flood. 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 alongside the River Stour is classified as functional floodplain (Zone 3b). Focusing development within Canterbury has the potential to lead to new development that is at risk of flooding or increases flood risk elsewhere. However, it is assumed that new development proposals which may result in an increase in flood risk will be accompanied by a Flood Risk Assessment (FRA) and incorporate suitable flood alleviation measures thereby minimising the risk of flooding.</p> <p>Canterbury District has 21.6 kilometres of coastline with over 10km being low-lying. The option would include more limited growth at Herne and Whitstable which may be located within areas at risk of flooding. However, it is assumed that any development that may be at risk would be subject to a FRA, consistent with the requirements of the NPPF.</p> <p>Overall, the option is considered likely to have neutral effects on achievement of this objective. However, some uncertainty remains dependent on the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should aim to avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that FRAs will accompany development proposals where appropriate.</li> <li>New development will achieve greenfield run off rates.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>8. To promote sustainable waste management</b></p>	<p>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</p>	<p><b>-/?</b></p>	<p><b>Likely significant effects</b></p> <p>New development will result in increased resource use and the generation of waste in both the short-term during construction and in the longer term once development is complete. The construction and subsequent occupation of new dwellings will require raw materials and the generation of waste, although there would be opportunities to integrate material reuse and recycling best practice, and depending on local markets could be used to encourage growth of the circular economy.</p> <p>Commensurate with the level of growth, it is expected that the development of around 14,000 – 17,000 homes under this option would lead to the greater use of raw materials during construction and the use of more materials and greater waste generation during occupancy than lower growth options. The potential for significant negative effects is therefore greater.</p>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
			<p>All strategic options will increase waste generation and have been assessed as having minor negative effects on this objective. However, there is some uncertainty regarding the extent of effects for higher growth, which may be significant.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support opportunities to reduce/recycle waste.</li> <li>Local Plan policies should support the use of recycled and secondary materials in new development.</li> <li>The reuse of construction waste should be supported.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that the Kent County Council Joint will make sufficient household waste recycling infrastructure provision available.</li> </ul> <p><b>Uncertainties</b></p> <p>The exact scale of waste is unknown at this stage.</p>
<p><b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.</b></p>	<p>9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.</p> <p>9.2 Support improvements to existing non-designated heritage assets.</p> <p>9.3 Aim to promote sustainable access to the historic environment.</p> <p>9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.</p> <p>9.5 Encourage new developments to contribute to the maintenance and enhancement of the</p>	<p>+/-/?</p>	<p><b>Likely significant effects</b></p> <p>Development has the potential to adversely affect the character of historic assets both in the short term during associated construction activities (e.g., as a result of vibrations) and in the longer term once development is complete (e.g., due to the built form of new development affecting the setting of the historic assets).</p> <p>Canterbury District benefits from a variety of designated and undesignated heritage assets, including rich archaeology. Canterbury City includes a World Heritage Site (WHS) comprising the Cathedral, St Augustine's Abbey and St Martin's Church as well as a range of listed buildings and scheduled monuments. There are nearly 100 conservation areas, over 50 scheduled monuments and nearly 2,000 listed buildings in the District as a whole. There is the potential that these assets, or their setting, could be adversely affected by new development although this will be dependent on the exact type, location and design of new development which is uncertain at this stage.</p> <p>The Option focusses growth in Canterbury which may increase pressures on the WHS, and other assets within and surrounding the City, but this is largely dependent on the location of development. Conversely, locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, which could generate a possible positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites). Additionally, higher levels of growth may generate contributions that could help to support these assets.</p>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
	historic character through design, layout and setting.		<p>Overall, the Option has been assessed as having mix of positive and negative effects. However, there is uncertainty with regards to the magnitude.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.</li> <li>• Policies within the Local Plan should promote high standards of architectural and urban design.</li> <li>• The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> <li>• Local Plan policies should support the aims of the WHS designation.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of new development is uncertain at this stage.</li> <li>• 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.</li> </ul>
<b>10. To ensure the supply of high quality homes, which cater for identified needs</b>	<p>10.1 Promote increased access to affordable housing</p> <p>10.2 Support the timely delivery of market and affordable housing</p> <p>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 &amp; travellers and self build</p> <p>10.4 Promote an appropriate mix of</p>	<b>++/?</b>	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District's additional housing growth (i.e. beyond existing commitments and completions) in Canterbury City with a limited growth in Whitstable, Herne and other existing settlements. The housing delivery proposed by this option is 14,000 – 17,000 new homes. This would help to meet the needs identified in the Housing Needs Assessment (2021) of 1,120 dwellings per year over the 2020–2040 plan period and help to meet the housing needs of the population which is predicted to grow by 8% by 2040 (on 2018-based projections). Care would have to be taken to avoid an oversupply of sites that could impede delivery rates.</p> <p>Enabling delivery of the identified need will be in excess of what has been delivered in recent years with the highest completion rate in 2017/18 of 446 dwellings (along with 679 student accommodation units). The growth will require a substantial uplift on the average growth rates in recent years so there is some uncertainty. Uncertainty may be mitigated by a stepped requirement to backload delivery.</p> <p>This option would help meet the housing needs of Canterbury City, which is the focus for growth, and help address more limited need within Whitstable, Herne and other settlements in the rural areas subject to the location of development. The identification of a range of smaller sites within existing settlements (in addition to focus on Canterbury City) would help to meet immediate housing needs across the District as development would be less reliant on longer lead-in times and the provision of infrastructure likely required to support large/strategic scale development in the City. Additionally, development in these locations would support the delivery of housing to meet local needs in existing sustainable settlements.</p>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
	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		<p>This option may also support delivery of the requirements set out in the Housing Needs Assessment, which identifies the different housing needs of particular groups in the District and the poor levels of affordability across the District. This includes meeting the needs of a growing population of older age groups.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective with some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<b>11. To promote the sustainable use of land and conserve soil quality</b>	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	+/- /?	<p><b>Likely significant effects</b></p> <p>The quality of agricultural land around the settlements is mixed across the District. There are pockets of Agricultural Land Classification (ALC) Grade 1, which is the soil of highest quality, especially within the central areas of the District, although the majority is Grade 3.</p> <p>It is expected that there would be new development in existing settlements through this option. Whilst such development would be dependent to some extent on the release of greenfield, especially related to achievement of growth within Canterbury City (as the focus of new development) there would be opportunities to redevelop brownfield land. The use of brownfield land has decreased in recent years as the supply has reduced and due in part to the previous Local Plan's focus on greenfield sites. The extent of such positive effects would be dependent on the sites identified and is uncertain at this stage.</p> <p>This higher level of development (14,000 – 17,000 homes) compared to Canterbury Focus A would require a greater release of greenfield land with a smaller proportion of growth likely to make use of brownfield land. The option is considered to require substantial release of greenfield land adjoining Canterbury City. More limited growth in Whitstable and Herne and other settlements would require more limited release of land, however, brownfield opportunities may be more limited in these smaller settlements. Greenfield release would be greater with the higher option than Canterbury Focus A. As a consequence, it is also likely that the ability to avoid the best and most versatile agricultural land (Grades 1 to 3) would be lessened.</p> <p>Overall, a mix of minor positive and significant negative effects have been identified. There is some uncertainty related to the location of development.</p>

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the effective use of land by re-using previously developed land.</li> <li>Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <p>The exact location of future development at each settlement is unknown at this stage.</p>
<p><b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b></p>	<p>12.1 Support the provision of jobs in the right places to meet the identified employment needs</p> <p>12.2 Encourage investment in businesses, people and infrastructure to improve productivity</p> <p>12.3 Support the vitality and viability of town and city centres</p> <p>12.4 Promote sustainable tourism</p> <p>12.5 Support a safe and attractive night economy</p> <p>12.6 Support a sustainable marine and coastal economy</p> <p>12.7 Support a sustainable rural economy</p>	<p>++</p>	<p><b>Likely significant effects</b></p> <p>Housing development, infrastructure and transport improvements and investment in the area will generate economic benefits associated with construction e.g., direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit Canterbury's residents will depend on the number of jobs created and the recruitment policies of prospective employers. Additionally, local spend will be determined by these factors. In the medium and longer term the option would support housing for those employed in the area and help to support and sustain local services.</p> <p>This option would focus growth through the expansion of Canterbury City. The option would also be expected to therefore help to support the City Centre. Improved infrastructure and connectivity may also increase the ability for people to sustainably access town centre services and amenities, and support tourism and the night time economy. Improvements to park and ride facilities would also support this. The option would support more limited growth in the coastal towns and villages, but there would also be the expectation of economic benefits in these locations. Additionally, focusing growth in Canterbury would help to support the four universities, which are important employers and help to support economic growth within the district.</p> <p>Overall, this option is considered to have significant positive effects on achievement of this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type and scale of employment land to be delivered is unknown at this stage.</li> <li>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.</li> <li>The exact location of future development at each settlement is unknown at this stage.</li> </ul>



Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
<b>13. To promote and encourage sustainable transport</b>	13.1 Promote consistency with the sustainable transport hierarchy and improvements to support increased use of sustainable transport methods	++/- /?	<b>Likely significant effects</b>  Focussing growth in Canterbury City could be expected to reduce the need to travel by car as development is likely to be located in close proximity to community facilities and services, including the food retail development, as well as employment opportunities. New development should also be well connected to the existing public transport network. Development should also help to maintain existing, and (potentially) stimulate investment in, public transport provision.
	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		This option proposes significant upgrading of the A28 and significant investment in the local transport network, linked to higher housing growth figures in the option of 14,000 – 17,000 new homes. Additionally, the option would provide further investment in park and ride and bus infrastructure and more attractive routes for walking and cycling. These improvements are considered to cumulatively lead to significant positive effects on the objective by creating opportunities for sustainable travel measures and improved traffic flows, and reduced congestion, within and through the city. However, more limited growth in other settlements may limit potential for investment in transport measures from developer contributions in these locations. Overall, the benefits of investment are similar to the Preferred Option.  As proposed by this Option, an increase in population and households within the City will generate more transport movements. Based on current trends, these movements are expected to be to by car with a continuation of (net) in-commuting. This could result in increased pressure on the road network and public transport infrastructure. However, it could be considered that the development of upgraded road infrastructure, and investment in the transport network could alleviate some of this pressure and support a modal shift towards more sustainable forms of transport. However, it is considered that the level of growth proposed will have a negative impact upon this objective.  Overall, the Option has been assessed as having a mix of significant positive and minor negative effects on transport.
<b>14. To promote safe, healthy, inclusive and sustainable communities</b>	14.1 Support equal access and improvements to green and blue infrastructure, the	++/-	<b>Likely significant effects</b>  The health of people in Canterbury is generally good compared to the regional and England average. Life expectancy is similar to the England average, but is slightly lower than the regional level. Levels of crime have increased, although this may in part be due to improved levels of recording.

Spatial Option - Canterbury Focus B			
SA Objective	Sub-objective	Score	Commentary
	<p>countryside and open spaces including parks.</p> <p>14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs</p> <p>14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place</p> <p>14.4 Minimise light and noise pollution</p> <p>14.5 Promote healthy lifestyles including through sport and physical activity</p> <p>14.6 Support the reduction of actual levels of crime</p>		<p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents near development sites and along transport routes within the district. Effects may include, for example, stress related to disturbance, noise and vibration and respiratory problems exacerbated by construction traffic emissions and dust. This may be more pertinent in sensitive areas such as the Canterbury 3 and Herne 1 AQMA and locations and for those with pre-existing health issues. These effects are likely to be of greater magnitude related to the development of 14,000 – 17,000 homes in the plan period under this option.</p> <p>Focusing development within Canterbury would support opportunities for the integration of open space and green infrastructure whilst also providing significant opportunities for improvements to health provision, large areas of open space and improved green infrastructure routes. Opportunities may also be found to ensure design discourages or limits actual crime. More limited development in other settlements will provide some open space and improved linkages to green infrastructure (dependent on scale). Although the magnitude of these negative effects are unknown as locations for development are unknown at this stage.</p> <p>Focussing significant growth within Canterbury with more limited development within the District's other existing settlements is likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. This is expected to generate a positive effect in relation to the promotion of healthy lifestyles. This option may also maximise the potential for increased investment in existing and new health facilities within Canterbury where the district's most deprived areas are to be found.</p> <p>The option is considered to have mixed significant positive and minor negative effects on achievement of this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.</li> <li>Developer contributions towards the provision of new healthcare facilities.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of new development is unknown at present.</li> </ul>

Spatial Growth Option - 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.

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
<p><b>1. To reduce air pollution and encourage improvements in air quality</b></p>	<p>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</p>	<p><b>+/-/?</b></p>	<p><b>Likely significant effects</b></p> <p>There are two AQMAs within the District which are located in Canterbury and Herne. The Option seeks to focus development at the Coast which may affect areas within or close to the Herne 1 AQMA.</p> <p>The Option would support investment in Herne Bay and Whitstable as the main coastal settlements. Proposed infrastructure includes a Park and Ride to serve Whitstable and frequent bus service and investment in coastal walking and cycling. This would support efforts to reduce the need to travel by private car which may support a reduction in emissions to from private vehicles. Therefore, some positive benefits would be expected here. However, the Option would still be likely to increase private car use across the district. In consequence associated emissions would increase and have negative effects on air quality and noise pollution.</p> <p>Focussing development within the coastal areas would support services/facilities in Whitstable and Herne Bay but would provide more limited opportunities for new walking and cycling infrastructure elsewhere in the district. This Option would also potentially exacerbate issues within Canterbury City which would be expected to take new, limited development but which may not generate the required developer contributions to mitigate or enhance infrastructure.</p> <p>A mix of minor positive and negative effects on achievement of this objective are considered likely with some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Local Plan policies should seek to reduce congestion.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• It is assumed that proposals to ensure no sale of new diesel/petrol engine vehicles after 2030, which will lead to an increased proportion of e-vehicles over time, may benefit air quality over the long-term.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of future development is uncertain at this stage.</li> </ul>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
<p><b>2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</b></p>	<p>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</p>	<p>+ / --</p>	<p><b>Likely significant effects</b></p> <p>The Council declared a climate emergency in 2019. Carbon emissions in the district were below the national and regional average in 2005 and the District’s carbon emissions fell by around 38% from 2005 to 2017. When compared to the South East and England, the District generally has lower industry &amp; commercial and domestic levels of emissions. The total CO2 emissions for transport, however, is marginally higher than the England estimates.</p> <p>An increase in greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant and associated with embodied carbon in construction materials) and once development is complete (e.g. due to increased traffic generation and energy use in new dwellings) would be expected. The volume of greenhouse gas emissions associated with this option are primarily influenced by the quantum of development to be accommodated over the plan period. Growth at the levels proposed in all strategic options would lead to substantial embodied carbon in the construction phase although this quantum would be higher for the growth levels in the options for between 14,000 – 17,000 dwellings rather than the minimum of 9,000 dwellings associated with this option.</p> <p>Growth under all options would have an impact on GHG emissions during occupancy with higher levels expected to have a greater impact. The provision of new development also provides an opportunity for more energy efficient houses and buildings (with more efficient boilers, insulation, and possible zero carbon energy generation) which could mean that carbon generation per dwelling or person would be lower than for existing, older housing stock. 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. Higher levels of development could also support opportunities for the provision of combined heat and power networks and provide greater flexibility for passive solar gain through effective layout and design. The lower housing requirement associated with this option may therefore limit the opportunities for effective integration.</p> <p>Focusing significant growth in coastal settlements with lower growth elsewhere would also help to increase the ability to deliver infrastructure including investment here with provision of a park and ride for Whitstable and other walking and cycling improvements. These improvements may reduce associated emissions in these locations. However, such investments would be lower, commensurate with the lower levels of housing growth proposed under this option, and limit the delivery of benefits through the rest of the District.</p> <p>Overall, there are likely to be a mix of positive and significant negative effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision to support transition to net zero GHG emissions.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>3. To conserve, connect and enhance biodiversity across the District</b></p>	<p>3.1 Support the achievement of biodiversity net gain</p> <p>3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)</p> <p>3.3 Support improvements to biodiversity in non-designated areas of the District</p> <p>3.4 Support improvements to ecological networks including connectivity of habitats</p> <p>3.5 Support species adaptation and migration to reduce impacts of climate change and ensure resilience</p> <p>3.6 Encourage carbon sequestration</p>	<p>+ / --</p> <p>/?</p>	<p><b>Likely significant effects</b></p> <p>The District includes a range of designated and non-designated natural assets. The District includes all/part of five internationally designated areas: 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). There are 15 SSSIs and 2 Marine Conservation Zones. The condition of SSSIs has improved since 2008 with majority of land covered by SSSIs in favourable or unfavourable but recovering condition.</p> <p>There are recreational pressures on Thanet Coast and Sandwich Bay. A number of the designated sites (including Stodmarsh) are susceptible to water quality issues. Additionally, some sites are susceptible to air quality impacts where roads are in close proximity (particularly the Blean Complex in relation to the A290 north of Canterbury City).</p> <p>Focusing growth in the coastal towns of Whitstable and Herne Bay could increase pressure on the coastal designated sites (Thanet Coast and Sandwich SPA/Ramsar and Thames, Medway &amp; Swale SPA/Ramsar) with regards to recreational pressures. To support the existing Local Plan, Strategic Access Management and Monitoring Strategies (SAMMs) were developed to ensure mitigation was in place related to new residential development with the Zone of Influence (Thanet Coast and Sandwich Bay SPA 7.2km and the Swale SPA 6km)</p> <p>The residential growth associated with this option (a minimum of 9,000 homes) would be expected to lead to a lower release of greenfield land than the higher housing figures proposed under the Preferred Option and Canterbury Focus B and allow a proportionally higher release of brownfield land as a proportion of the overall growth. The requirement for biodiversity net gain and the requirement for a 10% improvement for developments of scale (as anticipated in the Environment Bill) would also lead to positive effects. The magnitude of any negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites. Indirect effects from emissions to air and on water quality (for those sites susceptible to water quality issues) would also be expected to be less under this Option than the Canterbury focus options.</p> <p>Overall, a mix of minor positive and significant negative effects have been identified for this objective. However, there is some uncertainty regarding the location of development in particular.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>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.</li> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>That policies will ensure that it is assumed that a higher proportion of greenfield land will be required to meet the development needs associated with higher growth figures.</li> <li>It is assumed that new development would not be located on land designated for nature conservation.</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> <li>The exact quantum of growth to be delivered.</li> </ul>
<p><b>4. To conserve geological sites and safeguard mineral resources within the District</b></p>	<p>4.1 Aim to protect and prevent damage to geologically important sites, such as RIGS</p> <p>4.2 Balance the need for development with safeguarding mineral resources and infrastructure</p>	-	<p><b>Likely significant effects</b></p> <p>Canterbury District includes five Regionally Important Geological Sites (RIGS) which have been designated due to being an important educational, research, historical or recreational resource. Additionally, three mineral resources are safeguarded within the District which are primarily found in the central area of the District around Canterbury. The safeguarding is to avoid unnecessary sterilisation of these resources and development in these locations could potentially sterilise the mineral resources. The Option would focus most growth in the Coastal settlements. The lower housing growth proposed under this Option may enable greater avoidance of areas with mineral deposits (compared to higher growth figures under the Preferred Option and Canterbury Focus B).</p> <p>Overall, minor negative effects have been assessed against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Support implementation of the Kent Minerals and Waste Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that development would avoid being located on RIGS.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> </ul>
<p><b>5. To conserve and enhance the landscapes of the District</b></p>	<p>5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy</p>	+/-/?	<p><b>Likely significant effects</b></p>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
<p><b>for people and wildlife</b></p>	<p>(ie. international, national or locally designated) 5.2 Support improvements to existing non-designated landscapes</p>		<p>Canterbury’s landscape includes part of the Kent Downs Area of Outstanding Beauty (AONB) to the south which covers around 27% of the District. The District is largely covered by National Character Area (NCA) 113 North Kent Plain whilst a small area in the south is covered by NCA Kent Downs and the northwestern corner by NCA 81 Greater Thames Estuary.</p> <p>The delivery of a minimum of 9,000 homes, infrastructure, and employment development under this option is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term once development is completed, although the likelihood of adverse effects occurring and their magnitude will be dependent on the exact location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Focusing growth at the coast with more limited development at Canterbury and the villages would be expected to impact on the landscape of the district, particularly in the north of the district. However, the option would focus development away from the AONB in the south of the district. Until the location, scale and design of new development has been determined, the likelihood of effects occurring, and their magnitude is uncertain.</p> <p>There is potential for new development to enhance the quality of the built environment and improve townscapes (subject to more detailed policies on design contained within the Local Plan).</p> <p>Overall, this Option has been assessed as having a mixed positive and negative effect upon this objective although there is uncertainty in relation to the proposed location of new development associated with the option.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Detailed policies in the Local Plan should support high quality design in new development.</li> <li>Local Plan policies should seek to conserve and enhance the character and quality of the District’s landscapes.</li> <li>Local Plan policies should consider how to protect and enhance the visual setting of Canterbury City.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.</li> <li>The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<p><b>6. To protect water resources and ensure a high quality of inland and coastal waters</b></p>	<p>6.1 Protect and enhance ground and surface water quality 6.2 Avoid adverse impacts on coastal</p>	-/?	<p><b>Likely significant effects</b></p> <p>The construction of new residential and employment development within the District and the associated increase in population has the scope, and can be expected, to increase demand on water resources with the potential to affect water availability. The south east is an area in water stress. The District’s potable water is supplied by two different water companies: South East; and Southern Water. Both companies published Water Resources Management Plans (WRMP) in 2019 which set out strategies for ensuring sustainable</p>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
	waters, fisheries and bathing waters 6.3 Promote the sustainable and efficient use of water resources		<p>water supplies over the long term and far beyond the plan period (South East Water to 2080 and Southern Water to 2070). Both plans seek to reduce leaks and improve piping and enable importation of water from other water resource areas. South East Water also plan to build a new reservoir at Broad Oak, Kent by 2045.</p> <p>The 2016 Kent Water for Sustainable Growth Study 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. The levels of growth are expected to put strain on waste water infrastructure which will require mitigation.</p> <p>Depending on the exact location of new development and its proximity to water bodies and the prevailing quality of the waterbody, and groundwaters, there is also potential for adverse effects on water quality associated with construction activities and from occupation of dwellings. Focusing on the coastal settlements could increase pressures on coastal waters.</p> <p>Overall, this option is considered to have negative effects on the achievement of this objective although there is some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support water efficiency measures, the implementation of SuDs, nutrient management, and wastewater treatment capacity enhancements where necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>New development will increase water resource use within the district in both the short term during construction and in the longer term once development is complete.</li> <li>It is assumed that the Council will continue to liaise with Southern Water with regard to wastewater infrastructure requirements for future development.</li> <li>Measures contained in the South East Water and Southern Water WRMP Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of developments and the potential impact on waterbodies, and coastal waters, is uncertain at this stage.</li> <li>The exact quantum of growth to be delivered over the plan period.</li> </ul>
<b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b>	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	<b>0/?</b>	<p><b>Likely significant effects</b></p> <p>The District has many areas at risk of flood. Flood zones 2 and 3 are mainly found alongside the coast and surrounding the main watercourses. The District has 21.6 kilometres of coastline with over 10km being low-lying. The option would include a focus of development in the coastal area. There are large areas of flood risk along the coast and further inland at Whitstable, Swalecliffe and Herne Bay related to fluvial flooding.</p> <p>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, consistent with the requirements of the</p>



Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
	subsequent updates or amendments)		<p>NPPF. There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, the option is considered likely to have neutral effects on achievement of this objective. However, some uncertainty remains. dependent on the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should aim to avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that FRAs will accompany development proposals where appropriate.</li> <li>New development will achieve greenfield run off rates.</li> <li>It is assumed that development would not be located in areas of coastal erosion.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<b>8. To promote sustainable waste management</b>	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	-	<p><b>Likely significant effects</b></p> <p>New development will result in increased resource use and the generation of waste in both the short-term during construction and in the longer term once development is complete. The construction and subsequent occupation of new dwellings will require raw materials and the generation of waste, although there would be opportunities to integrate material reuse and recycling best practice, and depending on local markets could be used to encourage growth of the circular economy.</p> <p>Commensurate with the level of growth, it is expected that the development of a minimum of 9,000 homes under this option would lead to less use of raw materials during construction, and less materials and waste generated during occupancy, than higher growth options (Preferred Option and Canterbury Focus B).</p> <p>All strategic options will increase waste generation and have been assessed as having minor negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support opportunities to reduce/recycle waste.</li> <li>Local Plan policies should support the use of recycled and secondary materials in new development.</li> <li>The reuse of construction waste should be supported.</li> </ul> <p><b>Assumptions</b></p>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>It is assumed that the Kent County Council Joint will make sufficient household waste recycling infrastructure provision available.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact scale of waste is unknown at this stage.</li> </ul>
<p><b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.</b></p>	<p>9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.</p> <p>9.2 Support improvements to existing non-designated heritage assets.</p> <p>9.3 Aim to promote sustainable access to the historic environment.</p> <p>9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.</p> <p>9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.</p>	<p><b>+/-/?</b></p>	<p><b>Likely significant effects</b></p> <p>Development has the potential to adversely affect the character of historic assets both in the short term during associated construction activities (e.g., as a result of vibrations) and in the longer term once development is complete (e.g., due to the built form of new development affecting the setting of the historic assets).</p> <p>Canterbury District benefits from a variety of designated and undesignated heritage assets, including rich archaeology. There are nearly 100 conservation areas, over 50 scheduled monuments and nearly 2,000 listed buildings in the District as a whole. There is the potential that these assets, or their setting, could be adversely affected by new development although this will be dependent on the exact type, location and design of new development which is uncertain at this stage.</p> <p>The Option focusses growth in the coastal area. 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 heritage assets with the focus of development in this area. However, this is largely dependent on the location of development. The lower housing requirement associated with this Option (compared to the Preferred Option and Canterbury Focus B) may provide opportunities to identify sites that have lower sensitivity for effects on heritage assets.</p> <p>Conversely, locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, which could generate a possible positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Overall, the Option has been assessed as having mix of positive and negative effects. However, there is uncertainty with regards to the magnitude.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.</li> <li>Policies within the Local Plan should promote high standards of architectural and urban design.</li> <li>The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> </ul>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>Local Plan policies should support the aims of the WHS designation.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of new development is uncertain at this stage.</li> <li>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.</li> </ul>
<p><b>10. To ensure the supply of high quality homes, which cater for identified needs</b></p>	<p>10.1 Promote increased access to affordable housing</p> <p>10.2 Support the timely delivery of market and affordable housing</p> <p>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 &amp; travellers and self build</p> <p>10.4 Promote an appropriate mix of dwelling types, sizes and tenures</p> <p>10.5 Promote the reduction in the amount of homelessness within the district</p>	<p>++</p>	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District's additional housing growth (i.e. beyond existing commitments and completions) at the Coast with more limited development at Canterbury and the villages. The housing delivery proposed by this option is 9,000 new homes. This would meet the minimum housing needs identified in the Housing Needs Assessment (2021) of 1,120 dwellings per year over the 2020–2040 plan period (equivalent to 22,400 in total) and help to meet the housing needs of the population which is predicted to grow by 8% by 2040 (on 2018-based projections).</p> <p>Enabling delivery of the identified need will be in excess of what has been delivered in recent years with the highest completion rate in 2017/18 of 446 dwellings (along with 679 student accommodation units). The growth will require an uplift on the average growth rates in recent years.</p> <p>The identification of a range of sites within the coastal area would help to meet housing needs in the north of the District. The Housing Need Assessment identifies that the coastal area has had the lowest population growth since 2001. Focused growth here may help support enhanced delivery of affordable housing and help towards meeting the greater need for 3 bedroom houses that has been identified for the coastal area Whitstable and Herne Bay in the Housing Need Assessment.</p> <p>This option may also support delivery of the broader requirements set out in the Housing Needs Assessment, which identifies the different housing needs of particular groups in the District and the poor levels of affordability across the District. This includes meeting the needs of a growing population of older age groups.</p> <p>Overall, this option has been assessed as a minor positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><b>Uncertainties</b></p>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
	10.6 Promote high quality design in new housing developments		<ul style="list-style-type: none"> <li>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.</li> <li>The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<b>11. To promote the sustainable use of land and conserve soil quality</b>	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	<b>+/-/?</b>	<p><b>Likely significant effects</b></p> <p>The quality of agricultural land around the settlements is mixed across the District. There are pockets of Agricultural Land Classification (ALC) Grade 1, which is the soil of highest quality, especially within the central areas of the District, although the majority is Grade 3.</p> <p>It is expected that there would be new development in existing settlements through this option. Whilst such development would be dependent to some extent on the release of greenfield, there would be some opportunities to redevelop brownfield land within Whitstable and Herne Bay, although as a percentage of overall development it is likely to be low. The use of brownfield land has decreased in recent years as the supply has reduced and due in part to the previous Local Plan's focus on greenfield sites. The extent of such positive effects would be dependent on the sites identified and is uncertain at this stage.</p> <p>Overall, a mix of minor positive and negative effects have been identified. There is some uncertainty related to the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the effective use of land by re-using previously developed land.</li> <li>Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development at each settlement is unknown at this stage.</li> </ul>
<b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b>	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	<b>+</b>	<p><b>Likely significant effects</b></p> <p>Housing development, infrastructure and transport improvements and investment in the area will generate economic benefits associated with construction e.g., direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the district's residents will depend on the number of jobs created and the recruitment policies of prospective employers. Additionally, local spend will be determined by these factors. In the medium and longer term the option would support housing for those employed in the area and help to support and sustain local services.</p>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
	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		<p>This option would focus growth within the coastal area. The option would be expected to see the provision of commensurate employment provision and support for town centre facilities within Herne Bay and Whitstable. The provision of a new Park and Ride to serve Whitstable supported by frequent bus service and improvements to coastal access may also increase the ability for people to sustainably access town centre services and amenities, and support tourism and the night time economy in the coastal area. The option would also support more limited growth in Canterbury and villages, but there would also be the expectation of economic benefits in these locations. However, the development would not be expected to generate the provision of substantial benefit for the City centre.</p> <p>Overall, this option is considered to have positive effects on achievement of this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The type and scale of employment land to be delivered is unknown at this stage.</li> <li>• 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.</li> <li>• The exact location of the new settlement is unknown at this stage.</li> </ul>
<b>13. To promote and encourage sustainable transport</b>	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.	<b>+/-</b>	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District’s additional housing growth (i.e., beyond existing commitments and completions) in the coastal areas with more limited growth in Canterbury and in villages.</p> <p>Any development in or in close proximity to Whitstable and Herne Bay may support greater connectivity through rail transport if suitable links could be made between new development and the three stations in the coastal area (Whitstable, Chestfield and Swalecliffe, and Herne Bay). The Option would also see provision of a new Park and Ride for Whitstable and coastal walking and cycling improvements. There are likely to be positive benefits.</p> <p>Dependent on the specific location, development could take place in close proximity to existing community facilities, services and employment opportunities in the coastal area and be reasonably well connected to the existing public transport network. Focusing development within these areas may also help to maintain existing, and (potentially) stimulate additional investment in, public transport provision. However, the Option would likely increase private car use to Canterbury and other centres.</p> <p>Overall, this option is assessed as having mixed positive and negative effects.</p>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
	13.4 Encourage investment to improve transport infrastructure		<p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the preparation of green travel plans.</li> <li>Local Plan policies should support walking and cycling within new developments.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <p>The exact location is not known at this stage.</p>
<b>14. To promote safe, healthy, inclusive and sustainable communities</b>	<p>14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks.</p> <p>14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs</p> <p>14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place</p> <p>14.4 Minimise light and noise pollution</p> <p>14.5 Promote healthy lifestyles including</p>	<b>+/-/?</b>	<p><b>Likely significant effects</b></p> <p>The health of people in Canterbury is generally good compared to the regional and England average. Life expectancy is similar to the England average, but is slightly lower than the regional level. Levels of crime have increased, although this may in part be due to improved levels of recording.</p> <p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents near development sites and along transport routes within the district. Effects may include, for example, stress related to disturbance, noise and vibration and respiratory problems exacerbated by construction traffic emissions and dust. This may be more pertinent in sensitive areas such as the Canterbury 3 and Herne 1 AQMA and locations and for those with pre-existing health issues.</p> <p>Focusing growth within coastal settlements would support opportunities for the integration of open space and green infrastructure and would provide some opportunities for improvements to health provision, provision of open space and improved green infrastructure routes and linkages (dependent on scale) within these locations. However, it is considered these positive effects will be lessened with the lower amount of housing associated with the Option compared to the Preferred Option and Canterbury Focus B and a development focuses primarily on coastal settlements.</p> <p>The option is considered to have mixed positive and minor negative effects on achievement of this objective with some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.</li> <li>Developer contributions towards the provision of new healthcare facilities.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>

Spatial Option - Coastal Focus			
SA Objective	Sub-objective	Score	Commentary
	through sport and physical activity 14.6 Support the reduction of actual levels of crime		<b>Uncertainties</b> <ul style="list-style-type: none"><li>The exact location of a new settlement is unknown at present.</li></ul>

Spatial Growth Option - 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.

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
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	-	<p><b>Likely significant effects</b></p> <p>There are two AQMAs within the District which are located in Canterbury and Herne. The Option seeks to focus development in sustainable rural settlements rather than Canterbury, Herne and Whitstable.</p> <p>Dispersal of development within smaller rural settlements throughout the district would reduce opportunities to ensure provision of walking/cycling infrastructure. Car use would be likely to increase, particularly where public transport is limited although the Option does seek to promote public transport infrastructure. In consequence associated emissions would increase and have negative effects on air quality and noise pollution.</p> <p>Focussing development within and adjacent to the rural settlements would support services/facilities in these locations. However, congestion is likely to increase with associated emissions. It may also provide more limited opportunities for new walking and cycling infrastructure and investment in infrastructure. This Option would also potentially exacerbate issues within Canterbury City which would be expected to take new, limited development which may not generate the required developer contributions to mitigate or enhance infrastructure.</p> <p>A mix of minor negative effects on achievement of this objective are considered likely with some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Local Plan policies should seek to reduce congestion.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• It is assumed that proposals to ensure no sale of new diesel/petrol engine vehicles after 2030, which will lead to an increased proportion of e-vehicles over time, may benefit air quality over the long-term.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of future development is uncertain at this stage.</li> </ul>



Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
<p><b>2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</b></p>	<p>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</p>	<p>+ / --</p>	<p><b>Likely significant effects</b></p> <p>The Council declared a climate emergency in 2019. Carbon emissions in the district were below the national and regional average in 2005 and the District’s carbon emissions fell by around 38% from 2005 to 2017. When compared to the South East and England, the District generally has lower industry &amp; commercial and domestic levels of emissions. The total CO2 emissions for transport, however, is marginally higher than the England estimates.</p> <p>An increase in greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant and associated with embodied carbon in construction materials) and once development is complete (e.g. due to increased traffic generation and energy use in new dwellings) would be expected. The volume of greenhouse gas emissions associated with this option are primarily influenced by the quantum of development to be accommodated over the plan period. Growth at the levels proposed in all strategic options would lead to substantial embodied carbon in the construction phase although this quantum would be higher for the growth levels in the options for between 14,000 – 17,000 dwellings rather than the minimum of 9,000 dwellings associated with this option.</p> <p>Growth under all options would have an impact on GHG emissions during occupancy with higher levels expected to have a greater impact. A more dispersed pattern of development with substantial growth focused on sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay could be reasonably expected to be less likely to support the integration of low carbon and renewable energies (for example the integration of combined heat and power networks) due to the lack of critical mass of development. There may also be more limited opportunities to integrate new green infrastructure that reduces the need to travel by private car, thereby it may increase car use and increase carbon emissions. However, the provision of new development also provides opportunity for more energy efficient houses and buildings (with more efficient boilers, insulation, and possible zero carbon energy generation) which could mean that carbon generation per dwelling or person would be lower than for existing, older housing stock. 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.</p> <p>A more dispersed pattern of development would also support existing patterns of travel which can reinforce the emissions experienced from transport in the district, which are higher than the England average. The links to services and facilities, and the potential for contributions to public transport, may not be able to be developed as successfully as through the more concentrated spatial options. However, the development of sites within existing settlements would provide such benefits, should suitable public transport links be forthcoming.</p> <p>Overall, this option is assessed as having minor and significant negative effects reflecting more limited opportunities for integrated renewable energy provision, walking and cycling infrastructure, and also that development may exacerbate existing patterns of development without enabling integrated solutions.</p> <p><b>Mitigation</b></p>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision to support transition to net zero GHG emissions.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>3. To conserve, connect and enhance biodiversity across the District</b></p>	<p>3.1 Support the achievement of biodiversity net gain</p> <p>3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)</p> <p>3.3 Support improvements to biodiversity in non-designated areas of the District</p> <p>3.4 Support improvements to ecological networks including connectivity of habitats</p> <p>3.5 Support species adaptation and migration to reduce impacts of climate change and ensure resilience</p>	<p><b>+/-/?</b></p>	<p><b>Likely significant effects</b></p> <p>The District includes a range of designated and non-designated natural assets. The District includes all/part of five internationally designated areas: 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). There are 15 SSSIs and 2 Marine Conservation Zones. The condition of SSSIs has improved since 2008 with majority of land covered by SSSIs in favourable or unfavourable but recovering condition.</p> <p>There are recreational pressures on Thanet Coast and Sandwich Bay. A number of the designated sites (including Stodmarsh) are susceptible to water quality issues. Additionally, some sites are susceptible to air quality impacts where roads are in close proximity (particularly the Blean Complex in relation to the A290 north of Canterbury City). Improvements to the A28 and broader public transport improvements, envisaged by this option, may therefore help to ensure that effects are mitigated.</p> <p>There is the potential for indirect adverse effects on these sites associated with new development (for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation). The precise location of new development would determine effects on biodiversity and green infrastructure. More 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.</p> <p>Focusing significant growth in sustainable rural settlements with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay would be expected to predominantly involve the use of greenfield land due to the lower provision of previously developed land across smaller, rural settlements than the larger towns and city. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. The focus on a number of sustainable rural settlements with some growth at villages and hamlets may not help to drive the concentration of development to allow for the planned integration of substantial biodiversity and green infrastructure enhancements. The requirement for biodiversity net gain and the requirement for a 10% improvement for developments of scale (as anticipated in the Environment Bill) would also lead to positive effects.</p>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
	3.6 Encourage carbon sequestration		<p>Overall, a mix of minor positive and negative effects have been identified for this objective. However, there is some uncertainty regarding the location of development in particular.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that a higher proportion of greenfield land will be required to meet the development needs associated with higher growth figures.</li> <li>It is assumed that new development would not be located on land designated for nature conservation.</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of a new settlement and future growth more broadly.</li> <li>The exact quantum of growth to be delivered.</li> </ul>
<b>4. To conserve geological sites and safeguard mineral resources within the District</b>	<p>4.1 Aim to protect and prevent damage to geologically important sites, such as RIGS</p> <p>4.2 Balance the need for development with safeguarding mineral resources and infrastructure</p>	-	<p><b>Likely significant effects</b></p> <p>Canterbury District includes five Regionally Important Geological Sites (RIGS) which have been designated due to being an important educational, research, historical or recreational resource. Additionally, three mineral resources are safeguarded within the District which are primarily found in the central area of the District around Canterbury. The safeguarding is to avoid unnecessary sterilisation of these resources and development in these locations could potentially sterilise the mineral resources. The Option would focus most growth in the rural sustainable. The lower housing growth proposed under this Option may enable greater avoidance of areas with mineral deposits (compared to higher growth figures under the Preferred Option and Canterbury Focus B).</p> <p>Overall, minor negative effects have been assessed against this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Support implementation of the Kent Minerals and Waste Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that development would avoid being located on RIGS.</li> </ul>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> </ul>
<p><b>5. To conserve and enhance the landscapes of the District for people and wildlife</b></p>	<p>5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (ie. international, national or locally designated)</p> <p>5.2 Support improvements to existing non-designated landscapes</p>	<p>+ / -- /?</p>	<p><b>Likely significant effects</b></p> <p>Canterbury’s landscape includes part of the Kent Downs Area of Outstanding Beauty (AONB) to the south which covers around 27% of the District. The District is largely covered by National Character Area (NCA) 113 North Kent Plain whilst a small area in the south is covered by NCA Kent Downs and the northwestern corner by NCA 81 Greater Thames Estuary.</p> <p>The delivery of a minimum of 9,000 homes, infrastructure, and employment development under this option is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term once development is completed, although the likelihood of adverse effects occurring and their magnitude will be dependent on the exact location of new development in the context of the landscape sensitivity of the receiving environment. With a dispersed development approach, the effects on the landscape may be more widespread but to a lesser extent. However, given the size of the settlements that would be the focus of growth, landscape effects may be experienced to a greater extent.</p> <p>The 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 could be reasonably expected to result in some additional growth in the Kent Downs AONB if it could be demonstrated that such an approach complied with the NPPF which places great weight on the beauty of such landscapes. For example, Bridge sits within the AONB and Chartham is just outside but development may affect views into/out of the AONB, whilst there are also a number of other villages within the AONB that may take development under the option. This could result in significant negative effects. However, until the location, scale and design of new development has been determined, the likelihood of effects occurring, and their magnitude is uncertain.</p> <p>There is also potential for new development to enhance the quality of the built environment and improve townscapes (subject to more detailed policies on design contained within the Local Plan). This is also dependent on location.</p> <p>Overall, this Option has been assessed as having a mixed positive and negative effect upon this objective although there is uncertainty in relation to the proposed location of new development associated with the option.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Detailed policies in the Local Plan should support high quality design in new development.</li> <li>Local Plan policies should seek to conserve and enhance the character and quality of the District’s landscapes.</li> <li>Local Plan policies should consider how to protect and enhance the visual setting of Canterbury City.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.</li> </ul>
<p><b>6. To protect water resources and ensure a high quality of inland and coastal waters</b></p>	<p>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</p>	<p><b>-/?</b></p>	<p><b>Likely significant effects</b></p> <p>The construction of new residential and employment development within the District and the associated increase in population has the scope, and can be expected, to increase demand on water resources with the potential to affect water availability. The south east is an area in water stress. The District’s potable water is supplied by two different water companies: South East; and Southern Water. Both companies published Water Resources Management Plans (WRMP) in 2019 which set out strategies for ensuring sustainable water supplies over the long term and far beyond the plan period (South East Water to 2080 and Southern Water to 2070). Both plans seek to reduce leaks and improve piping and enable importation of water from other water resource areas. South East Water also plan to build a new reservoir at Broad Oak, Kent by 2045.</p> <p>The 2016 Kent Water for Sustainable Growth Study 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. The levels of growth are expected to put strain on waste water infrastructure which will require mitigation. Focusing on Canterbury is likely to put strain particularly on the Sturry WwTW, which discharges water to the Stour Valley river catchment area. The impacts of development on water quality particularly on habitats at Stodmarsh SAC, SPA, Ramsar are a key consideration.</p> <p>Depending on the exact location of new development and its proximity to water bodies and the prevailing quality of the waterbody, and groundwaters, there is also potential for adverse effects on water quality associated with construction activities and from occupation of dwellings.</p> <p>Overall, this option is considered to have negative effects on the achievement of this objective although there is some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support water efficiency measures, the implementation of SuDs, nutrient management, and wastewater treatment capacity enhancements where necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>New development will increase water resource use within the district in both the short term during construction and in the longer term once development is complete.</li> <li>It is assumed that the Council will continue to liaise with Southern Water with regard to wastewater infrastructure requirements for future development.</li> <li>Measures contained in the South East Water and Southern Water WRMP Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of developments and the potential impact on waterbodies is uncertain at this stage.</li> </ul>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
<p><b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b></p>	<p>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)</p>	<p><b>0/?</b></p>	<p><b>Likely significant effects</b></p> <p>The District has many areas at risk of flood. Flood zones 2 and 3 are mainly found alongside the coast and surrounding the main watercourses. Across the district there are a number of sustainable rural settlements that have areas at risk of fluvial flooding including Bridge, Chartham and Littlebourne. Therefore, delivery of this strategic option would need to reflect and take into account the prevalence and location of flood risk.</p> <p>The loss of any greenfield land under this Option could lead to an increased risk of flooding (as a result of the increase in impermeable surfaces). However, it is assumed that new development proposals which may result in an increase in flood risk will be accompanied by a Flood Risk Assessment (FRA) and incorporate suitable flood alleviation measures thereby minimising the risk of flooding.</p> <p>Canterbury District has 21.6 kilometres of coastline with over 10km being low-lying. The option would include more limited growth at Herne Bay and Whitstable which may be located within areas at risk of flooding. However, it is assumed that any development that may be at risk would be subject to a FRA consistent with the requirements of the NPPF.</p> <p>Overall, the option is considered likely to have neutral effects on achievement of this objective. However, some uncertainty remains dependent on the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should aim to avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that FRAs will accompany development proposals where appropriate.</li> <li>New development will achieve greenfield run off rates.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>8. To promote sustainable waste management</b></p>	<p>8.1 Encourage a reduction in the amount of waste generated 8.2 Ensure the management of waste is consistent with the</p>	<p><b>-</b></p>	<p><b>Likely significant effects</b></p> <p>New development will result in increased resource use and the generation of waste in both the short-term during construction and in the longer term once development is complete. The construction and subsequent occupation of new dwellings will require raw materials and the generation of waste, although there would be opportunities to integrate material reuse and recycling best practice, and depending on local markets could be used to encourage growth of the circular economy.</p>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
	waste management hierarchy		<p>Commensurate with the level of growth, it is expected that the development of a minimum of 9,000 homes under this option would lead to less use of raw materials during construction, and less materials and waste generated during occupancy, than higher growth options (Preferred Option and Canterbury Focus B).</p> <p>All strategic options will increase waste generation and have been assessed as having minor negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support opportunities to reduce/recycle waste.</li> <li>Local Plan policies should support the use of recycled and secondary materials in new development.</li> <li>The reuse of construction waste should be supported.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that the Kent County Council Joint will make sufficient household waste recycling infrastructure provision available.</li> </ul> <p><b>Uncertainties</b></p> <p>The exact scale of waste is unknown at this stage.</p>
<p><b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.</b></p>	<p>9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.</p> <p>9.2 Support improvements to existing non-designated heritage assets.</p> <p>9.3 Aim to promote sustainable access to the historic environment.</p> <p>9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.</p> <p>9.5 Encourage new developments to</p>	<p>+ / - / ?</p>	<p><b>Likely significant effects</b></p> <p>Development has the potential to adversely affect the character of historic assets both in the short term during associated construction activities (e.g., as a result of vibrations) and in the longer term once development is complete (e.g., due to the built form of new development affecting the setting of the historic assets).</p> <p>Canterbury District benefits from a variety of designated and undesignated heritage assets, including rich archaeology. Canterbury City includes a World Heritage Site (WHS) comprising the Cathedral, St Augustine's Abbey and St Martin's Church as well as a range of listed buildings and scheduled monuments. There are nearly 100 conservation areas, over 50 scheduled monuments and nearly 2,000 listed buildings in the District as a whole. There is the potential that these assets, or their setting, could be adversely affected by new development although this will be dependent on the exact type, location and design of new development which is uncertain at this stage.</p> <p>The Option focusses growth across sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay. There are 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 lower housing requirement associated with this Option (compared to the Preferred Option and Canterbury Focus B) may provide opportunities to identify sites that have lower sensitivity for effects on heritage assets.</p>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
	contribute to the maintenance and enhancement of the historic character through design, layout and setting.		<p>Conversely, locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, which could generate a possible positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Overall, the Option has been assessed as having mix of positive and negative effects. However, there is uncertainty with regards to the magnitude.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.</li> <li>• Policies within the Local Plan should promote high standards of architectural and urban design.</li> <li>• The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> <li>• Local Plan policies should support the aims of the WHS designation.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of new development is uncertain at this stage.</li> <li>• 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.</li> </ul>
<b>10. To ensure the supply of high quality homes, which cater for identified needs</b>	<p>10.1 Promote increased access to affordable housing</p> <p>10.2 Support the timely delivery of market and affordable housing</p> <p>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,</p>	<b>++</b>	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District's additional housing growth (i.e. beyond existing commitments and completions) at sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay. The housing delivery proposed by this option is 9,000 new homes. This would meet the minimum housing needs identified in the Housing Needs Assessment (2021) of 1,120 dwellings per year over the 2020–2040 plan period (equivalent to 22,400 in total) and help to meet the housing needs of the population which is predicted to grow by 8% by 2040 (on 2018-based projections).</p> <p>Enabling delivery of the identified need will be in excess of what has been delivered in recent years with the highest completion rate in 2017/18 of 446 dwellings (along with 679 student accommodation units). The growth will require an uplift on the average growth rates in recent years.</p>



Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
	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		<p>The identification of a range of sites at existing sustainable rural settlements would help to meet immediate housing needs across the District as development. Smaller sites in existing settlements in these locations, and greater reliance on delivery in the rural areas, may support enhanced delivery of affordable housing that the Housing Need Assessment identifies are required in rural areas.</p> <p>This option may also support delivery of the requirements set out in the Housing Needs Assessment, which identifies the different housing needs of particular groups in the District and the poor levels of affordability across the District. This includes meeting the needs of a growing population of older age groups.</p> <p>Overall, this option has been assessed as a minor positive effect on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<b>11. To promote the sustainable use of land and conserve soil quality</b>	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	+/-/?	<p><b>Likely significant effects</b></p> <p>The quality of agricultural land around the settlements is mixed across the District. There are pockets of Agricultural Land Classification (ALC) Grade 1, which is the soil of highest quality, especially within the central areas of the District, although the majority is Grade 3.</p> <p>It is expected that there would be new development in existing settlements through this option. Whilst such development would be dependent to some extent on the release of greenfield, there would be opportunities to redevelop brownfield land. The use of brownfield land has decreased in recent years as the supply has reduced and due in part to the previous Local Plan's focus on greenfield sites. The extent of such positive effects would be dependent on the sites identified and is uncertain at this stage.</p> <p>This lower level of development (minimum of 9,000 homes) compared to the Preferred Option and Canterbury Focus B would be expected to require less greenfield land and a larger proportion of growth overall likely to make use of brownfield land. The option is considered to require the release of greenfield in sustainable rural settlements, villages and hamlets with more limited development in Canterbury City, Whitstable and Herne Bay. In many smaller settlements, there may be fewer brownfield redevelopment opportunities.</p>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
			<p>Overall, a mix of minor positive and negative effects have been identified. There is some uncertainty related to the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the effective use of land by re-using previously developed land.</li> <li>Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development at each settlement is unknown at this stage.</li> </ul>
<p><b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b></p>	<p>12.1 Support the provision of jobs in the right places to meet the identified employment needs</p> <p>12.2 Encourage investment in businesses, people and infrastructure to improve productivity</p> <p>12.3 Support the vitality and viability of town and city centres</p> <p>12.4 Promote sustainable tourism</p> <p>12.5 Support a safe and attractive night economy</p> <p>12.6 Support a sustainable marine and coastal economy</p> <p>12.7 Support a sustainable rural economy</p>	+	<p><b>Likely significant effects</b></p> <p>Housing development, infrastructure and transport improvements and investment in the area will generate economic benefits associated with construction e.g., direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit Canterbury's residents will depend on the number of jobs created and the recruitment policies of prospective employers. Additionally, local spend will be determined by these factors. In the medium and longer term the option would support housing for those employed in the area and help to support and sustain local services.</p> <p>This option would focus growth within the sustainable rural settlements. The option would be expected to see the provision of commensurate employment provision and support for town centre facilities in the larger settlements. The option would also support more limited growth in Canterbury, Herne Bay and Whitstable, with the expectation of economic benefits in these locations. However, the more dispersed nature of the Option may not lead to the focus of economic benefits from co-location of housing and employment development.</p> <p>Overall, this option is considered to have positive effects on achievement of this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type and scale of employment land to be delivered is unknown at this stage.</li> <li>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.</li> <li>The exact location of the new settlement is unknown at this stage.</li> </ul>

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
<b>13. To promote and encourage sustainable transport</b>	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	+/-	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District’s additional housing growth (i.e., beyond existing commitments and completions) at sustainable rural settlements, with some growth at villages and hamlets, alongside more limited growth at Canterbury, Whitstable and Herne Bay. Dispersal would be less likely to support integration of walking and cycling routes and in turn sustainable transport methods. Dispersal may also result in development in locations that do not have a strong employment offering, which could increase use of the private car.</p> <p>The delivery of a range of smaller sites spread across the settlements in rural areas would have less ability for provision of sustainable travel measures. However, dependent on the specific location, development could take place in close proximity to existing community facilities, services and employment opportunities and be reasonably well connected to the existing public transport network. Development within these areas may also help to maintain existing, and (potentially) stimulate investment in, public transport provision which the Option also seeks to deliver. A greater focus on rural areas may support local housing needs but exacerbate the need to travel to higher level settlements for services and facilities.</p> <p>Overall, this option is assessed as having mixed positive and significant negative effects on this objective reflecting that focusing development across smaller rural settlements reduces opportunities for new public transport provision, walking and cycling. Dispersed development may also see an increase reliance on the car as the primary means of transport with no opportunities to develop a critical mass for public transport improvements.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the preparation of green travel plans.</li> <li>Local Plan policies should support walking and cycling within new developments.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location is not known at this stage.</li> </ul>
	<b>14. To promote safe, healthy, inclusive and sustainable communities</b>		14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks.

Spatial Option - Rural Focus			
SA Objective	Sub-objective	Score	Commentary
	<p>14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs</p> <p>14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place</p> <p>14.4 Minimise light and noise pollution</p> <p>14.5 Promote healthy lifestyles including through sport and physical activity</p> <p>14.6 Support the reduction of actual levels of crime</p>		<p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents near development sites and along transport routes within the district. Effects may include, for example, stress related to disturbance, noise and vibration and respiratory problems exacerbated by construction traffic emissions and dust. This may be more pertinent in sensitive areas such as the Canterbury 3 and Herne 1 AQMA and locations and for those with pre-existing health issues.</p> <p>Focusing growth within settlements in the rural areas would support some opportunities for the integration of open space and green infrastructure and would provide some opportunities for improvements to health provision, provision of open space and improved green infrastructure routes and linkages (dependent on scale). It is considered these positive effects will be lessened with the lower amount of housing associated with the Option compared to the Preferred Option and Canterbury Focus B and a more dispersed focus to the development in the district.</p> <p>The option is considered to have mixed positive and minor negative effects on achievement of this objective with some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.</li> <li>Developer contributions towards the provision of new healthcare facilities.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of a new settlement is unknown at present.</li> </ul>

Spatial Growth Option - 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.

Spatial Option - New freestanding settlement			
SA Objective	Sub-objective	Score	Commentary
<p><b>1. To reduce air pollution and encourage improvements in air quality</b></p>	<p>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</p>	<p>+ / --                      / ?</p>	<p><b>Likely significant effects</b></p> <p>The Option seeks to focus development at a new settlement with more limited growth a Canterbury City, Whitstable, Herne Bay and sustainable rural settlements. At this stage, the location of the new settlement is unknown. A new settlement could be designed to support cycling and walking infrastructure and provide services and facilities in well located areas that maximise opportunities for active travel and public transport. However, at the level of growth proposed under this option, it is unlikely to generate a new rail station (if developed close to an existing rail line) which could support a well-connected settlement and therefore, unless located near an existing station, residents are likely to use the private car to access facilities and services in Canterbury City, Whitstable or Herne Bay.</p> <p>Although it is considered that the Option would be likely to support some benefits, the Option would be likely to increase private car use across the district. In consequence associated emissions would increase and have negative effects on air quality.</p> <p>This Option would also potentially exacerbate issues within Canterbury City, in particular, which would be expected to take new, limited development but which may not generate the required developer contributions to mitigate or enhance infrastructure to address air quality issues.</p> <p>A mix of minor positive and significant negative effects on achievement of this objective are considered likely with some uncertainty related to the extent to which a new settlement would deliver connectivity to other existing settlements and infrastructure to reduce emissions to air.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Local Plan policies should seek to reduce congestion.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• It is assumed that proposals to ensure no sale of new diesel/petrol engine vehicles after 2030, which will lead to an increased proportion of e-vehicles over time, may benefit air quality over the long-term.</li> </ul> <p><b>Uncertainties</b></p>

Spatial Option - New freestanding settlement			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>The exact location of future development is uncertain at this stage.</li> <li>The extent to which a new settlement would deliver an integrated and well-connected settlement.</li> </ul>
<p><b>2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</b></p>	<p>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</p>	<p>+/--</p>	<p><b>Likely significant effects</b></p> <p>The Council declared a climate emergency in 2019. Carbon emissions in the district were below the national and regional average in 2005 and the District’s carbon emissions fell by around 38% from 2005 to 2017. When compared to the South East and England, the District generally has lower industry &amp; commercial and domestic levels of emissions. The total CO2 emissions for transport, however, is marginally higher than the England estimates.</p> <p>An increase in greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant and associated with embodied carbon in construction materials) and once development is complete (e.g. due to increased traffic generation and energy use in new dwellings) would be expected. The volume of greenhouse gas emissions associated with this option are primarily influenced by the quantum of development to be accommodated over the plan period. Growth at the levels proposed in all strategic options would lead to substantial embodied carbon in the construction phase although this quantum would be higher for the growth levels in the options with for between 14,000 – 17,000 dwellings rather than the minimum of 9,000 dwellings associated with this option.</p> <p>Growth under all options would have an impact on GHG emissions during occupancy with higher levels expected to have a greater impact. However, the provision of new development also provides opportunity for more energy efficient houses and buildings (with more efficient boilers, insulation, and possible zero carbon energy generation) which could mean that carbon generation per dwelling or person would be lower than for existing, older housing stock. 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.</p> <p>The provision of a new settlement may help to secure design that integrates the provision of combined heat and power networks and provides greater flexibility for passive solar gain through effective layout. The development could also support green infrastructure with walking and cycling links that reduces the need to travel by private car, thereby supporting a smaller increase in carbon emissions. Such green infrastructure could also be designed to support adaption to more changeable weather conditions that are associated with the effects of climate change.</p> <p>However, travel to other settlements would be likely to increase emissions from private vehicles but the full magnitude is dependent on location and the level of self-containment that could be achieved at a new settlement. Focusing more limited growth at existing settlements may also reinforce existing patterns of travel which can continue current vehicle emission trends. More limited development is also unlikely to support substantial developer contributions to support public transport and walking/cycling infrastructure.</p>

Spatial Option - New freestanding settlement			
SA Objective	Sub-objective	Score	Commentary
			<p>Overall, there are likely to be a mix of positive and significant negative effects.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision to support transition to net zero GHG emissions.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of a new settlement.</li> </ul>
<p><b>3. To conserve, connect and enhance biodiversity across the District</b></p>	<p>3.1 Support the achievement of biodiversity net gain</p> <p>3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)</p> <p>3.3 Support improvements to biodiversity in non-designated areas of the District</p> <p>3.4 Support improvements to ecological networks including connectivity of habitats</p> <p>3.5 Support species adaptation and migration to reduce impacts of climate</p>	<p>+/-- /?</p>	<p><b>Likely significant effects</b></p> <p>The District includes a range of designated and non-designated natural assets. The District includes all/part of five internationally designated areas: 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). There are 15 SSSIs and 2 Marine Conservation Zones. The condition of SSSIs has improved since 2008 with majority of land covered by SSSIs in favourable or unfavourable but recovering condition.</p> <p>There are recreational pressures on Thanet Coast and Sandwich Bay. A number of the designated sites (including Stodmarsh) are susceptible to water quality issues. Additionally, some sites are susceptible to air quality impacts where roads are in close proximity (particularly the Blean Complex in relation to the A290 north of Canterbury City).</p> <p>There is the potential for indirect adverse effects on these sites associated with new development (for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation). The precise location of any new settlement would determine effects on biodiversity and green infrastructure.</p> <p>Focusing significant growth in a new settlement would be expected to predominantly involve the use of greenfield land. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. The Option's focus on a new settlement with more limited growth in other sustainable settlements would reduce the ability to develop brownfield sites and could reasonably be expected to have a higher proportion of development on greenfield land than the other options that include a minimum of 9,000 homes.</p> <p>The provision of a new settlement would allow for the planned development to integrate substantial biodiversity and green infrastructure enhancements. Such enhancements may increase biodiversity value of some areas. The requirement for biodiversity net</p>

Spatial Option - New freestanding settlement			
SA Objective	Sub-objective	Score	Commentary
	change and ensure resilience 3.6 Encourage carbon sequestration		<p>gain and the requirement for a 10% improvement for developments of scale (as anticipated in the Environment Bill) would also lead to positive effects.</p> <p>Overall, a mix of minor positive and significant negative effects have been identified for this objective. However, there is some uncertainty regarding the location of development in particular.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Local Plan policies should plan for a network of green infrastructure assets, closely linked with existing and new development.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that a higher proportion of greenfield land will be required to meet the development needs associated with higher growth figures.</li> <li>It is assumed that new development would not be located on land designated for nature conservation.</li> <li>It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of a new settlement and future growth more broadly.</li> <li>The exact quantum of growth to be delivered.</li> </ul>
<b>4. To conserve geological sites and safeguard mineral resources within the District</b>	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	-	<p><b>Likely significant effects</b></p> <p>Canterbury District includes five Regionally Important Geological Sites (RIGS) which have been designated due to being an important educational, research, historical or recreational resource. Additionally, three mineral resources are safeguarded within the District which are primarily found in the central area of the District around Canterbury. The safeguarding is to avoid unnecessary sterilisation of these resources and development in these locations could potentially sterilise the mineral resources. The Option would focus most growth in a new settlement but the location is undetermined at this point. The lower housing growth proposed under this Option may enable greater avoidance of areas with mineral deposits (compared to higher growth figures under the Preferred Option and Canterbury Focus B).</p> <p>Overall, minor negative effects have been assessed against this objective.</p> <p><b>Mitigation</b></p>



Spatial Option - New freestanding settlement			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>Support implementation of the Kent Minerals and Waste Local Plan.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that development would avoid being located on RIGS.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future growth.</li> </ul>
<p><b>5. To conserve and enhance the landscapes of the District for people and wildlife</b></p>	<p>5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (ie. international, national or locally designated)</p> <p>5.2 Support improvements to existing non-designated landscapes</p>	<p>+/-- /?</p>	<p><b>Likely significant effects</b></p> <p>Canterbury's landscape includes part of the Kent Downs Area of Outstanding Beauty (AONB) to the south which covers around 27% of the District. The District is largely covered by National Character Area (NCA) 113 North Kent Plain whilst a small area in the south is covered by NCA Kent Downs and the northwestern corner by NCA 81 Greater Thames Estuary.</p> <p>The delivery of a minimum of 9,000 homes, substantial infrastructure, and employment development under this option is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term once development is completed, although the likelihood of adverse effects occurring and their magnitude will be dependent on the exact location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>The development of a new settlement would likely provide a substantial encroachment into the countryside and would probably result in the loss of a sizeable amount of greenfield land. However, a new settlement would also provide scope for integrated and well-designed landscape mitigation measures to address impact and could be significant, subject to the scale and location of development. Such mitigation should include existing hedgerows and trees where possible. However, until the location, scale and design of new development has been determined, the likelihood of effects occurring, and their magnitude is uncertain. It is assumed, however, that the location of the new settlement would take account of the landscape evidence, avoiding the most sensitive landscape and visual receptors, and would not be located in the Kent Downs AONB.</p> <p>The option would support limited development in other settlements. There is potential for new development to enhance the quality of the built environment and improve townscapes (subject to more detailed policies on design contained within the Local Plan).</p> <p>Overall, this Option has been assessed as having a mixed positive and significant negative effect upon this objective although there is uncertainty in relation to the proposed growth location of the new settlement.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Detailed policies in the Local Plan should support high quality design in new development.</li> <li>Local Plan policies should seek to conserve and enhance the character and quality of the District's landscapes.</li> <li>Local Plan policies should consider how to protect and enhance the visual setting of Canterbury City.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>

Spatial Option - New freestanding settlement			
SA Objective	Sub-objective	Score	Commentary
			<p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.</li> </ul>
<p><b>6. To protect water resources and ensure a high quality of inland and coastal waters</b></p>	<p>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</p>	<p>-/?</p>	<p><b>Likely significant effects</b></p> <p>The construction of new residential and employment development within the District and the associated increase in population has the scope, and can be expected, to increase demand on water resources with the potential to affect water availability. The south east is an area in water stress. The District's potable water is supplied by two different water companies: South East; and Southern Water. Both companies published Water Resources Management Plan (WRMP) in 2019 which set out strategies for ensuring sustainable water supplies over the long term and far beyond the plan period (South East Water to 2080 and Southern Water to 2070). Both plans seek to reduce leaks and improve piping and enable importation of water from other water resource areas. South East Water also plan to build a new reservoir at Broad Oak, Kent by 2045.</p> <p>The 2016 Kent Water for Sustainable Growth Study 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. The levels of growth are expected to put strain on waste water infrastructure which will require mitigation. Focusing on Canterbury is likely to put strain particularly on the Sturry WwTW, which discharges water to the Stour Valley river catchment area. The impacts of development on water quality particularly on habitats at Stodmarsh SAC, SPA, Ramsar are a key consideration.</p> <p>Depending on the exact location of new development and its proximity to water bodies and the prevailing quality of the waterbody, and groundwaters, there is also potential for adverse effects on water quality associated with construction activities and from occupation of dwellings.</p> <p>Overall, this option is considered to have negative effects on the achievement of this objective although there is some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support water efficiency measures, the implementation of SuDs, nutrient management, and wastewater treatment capacity enhancements where necessary.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>New development will increase water resource use within the district in both the short term during construction and in the longer term once development is complete.</li> <li>It is assumed that the Council will continue to liaise with Southern Water with regard to wastewater infrastructure requirements for future development.</li> <li>Measures contained in the South East Water and Southern Water WRMP Water Resources Management Plan would be expected to help ensure that future water resource demands are met.</li> </ul> <p><b>Uncertainties</b></p>

Spatial Option - New freestanding settlement			
SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>The exact location of developments and the potential impact on waterbodies is uncertain at this stage.</li> </ul>
<p><b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b></p>	<p>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)</p>	<p><b>0/?</b></p>	<p><b>Likely significant effects</b></p> <p>The District has many areas at risk of flood. 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 alongside the River Stour is classified as functional floodplain (Zone 3b).</p> <p>The loss of any greenfield land under this Option could lead to an increased risk of flooding (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by a Flood Risk Assessment (FRA) and incorporate suitable flood alleviation measures thereby minimising the risk of flooding. There may be opportunities as part of new settlement proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage.</p> <p>Canterbury District has 21.6 kilometres of coastline with over 10km being low-lying. The option would include more limited growth at Herne Bay and Whitstable which may be located within areas at risk of flooding. However, it can be safely assumed that any development that may be at risk would be subject to a FRA.</p> <p>Overall, the option is considered likely to have neutral effects on achievement of this objective. However, some uncertainty remains dependent on the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should aim to avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).</li> <li>Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate.</li> <li>Local Plan policies should seek to promote as close to greenfield runoff rates as possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that FRAs will accompany development proposals where appropriate.</li> <li>New development will achieve greenfield run off rates.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of development.</li> </ul>
<p><b>8. To promote sustainable</b></p>	<p>8.1 Encourage a reduction in the amount of waste generated</p>	<p>-</p>	<p><b>Likely significant effects</b></p>

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SA Objective	Sub-objective	Score	Commentary
<b>waste management</b>	8.2 Ensure the management of waste is consistent with the waste management hierarchy		<p>New development will result in increased resource use and the generation of waste in both the short-term during construction and in the longer term once development is complete. The construction and subsequent occupation of new dwellings will require raw materials and the generation of waste, although there would be opportunities to integrate material reuse and recycling best practice, and depending on local markets could be used to encourage growth of the circular economy.</p> <p>Commensurate with the level of growth, it is expected that the development of a minimum of 9,000 homes under this option would lead to less use of raw materials during construction, and less materials and waste generated during occupancy, than higher growth options (Preferred Option and Canterbury Focus B).</p> <p>All strategic options will increase waste generation and have been assessed as having minor negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should support opportunities to reduce/recycle waste.</li> <li>Local Plan policies should support the use of recycled and secondary materials in new development.</li> <li>The reuse of construction waste should be supported.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>It is assumed that the Kent County Council Joint will make sufficient household waste recycling infrastructure provision available.</li> </ul> <p><b>Uncertainties</b></p> <p>The exact scale of waste is unknown at this stage.</p>
<b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.</b>	<p>9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.</p> <p>9.2 Support improvements to existing non-designated heritage assets.</p> <p>9.3 Aim to promote sustainable access to the historic environment.</p>	<b>+/-/?</b>	<p><b>Likely significant effects</b></p> <p>Development has the potential to adversely affect the character of historic assets both in the short term during associated construction activities (e.g., as a result of vibrations) and in the longer term once development is complete (e.g., due to the built form of new development affecting the setting of the historic assets).</p> <p>Canterbury District benefits from a variety of designated and undesignated heritage assets, including rich archaeology. Canterbury City includes a World Heritage Site (WHS) comprising the Cathedral, St Augustine's Abbey and St Martin's Church as well as a range of listed buildings and scheduled monuments. There are nearly 100 conservation areas, over 50 scheduled monuments and nearly 2,000 listed buildings in the District as a whole. There is the potential that these assets, or their setting, could be adversely affected by new development although this will be dependent on the exact type, location and design of new development which is uncertain at this stage.</p> <p>The Option focusses growth in a new settlement with more limited growth in Canterbury, Whitstable and Herne Bay. There is potential for effects on heritage assets across the district, including those within the City, but this is largely dependent on the location</p>

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SA Objective	Sub-objective	Score	Commentary
	<p>9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.</p> <p>9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.</p>		<p>of development, particularly the new settlement. The lower housing requirement associated with this Option (compared to the Preferred Option and Canterbury Focus B) may provide opportunities to identify sites in Canterbury, Whitstable and Herne Bay that have lower sensitivity for effects on heritage assets.</p> <p>Conversely, locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, which could generate a possible positive effect on this objective. There may also be opportunities for heritage-led development which could server to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Overall, the Option has been assessed as having mix of positive and negative effects. However, there is uncertainty with regards to the magnitude.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development.</li> <li>• Policies within the Local Plan should promote high standards of architectural and urban design.</li> <li>• The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development.</li> <li>• Local Plan policies should support the aims of the WHS designation.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• The exact location of new development is uncertain at this stage.</li> </ul> <p>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.</p>
<p><b>10. To ensure the supply of high quality homes, which cater for identified needs</b></p>	<p>10.1 Promote increased access to affordable housing</p> <p>10.2 Support the timely delivery of market and affordable housing</p> <p>10.3 Support the provision of homes which cater for existing and future residents' needs and the needs of</p>	<p>++/?</p>	<p><b>Likely significant effects</b></p> <p>This option will focus the majority of the District's additional housing growth (i.e. beyond existing commitments and completions) in a new settlement with more limited growth in Canterbury City, Whitstable, Herne and other existing settlements. The housing delivery proposed by this option is 9,000 new homes. This would meet the minimum housing needs identified in the Housing Needs Assessment (2021) of 1,120 dwellings per year over the 2020–2040 plan period and help to meet the housing needs of the population which is predicted to grow by 8% by 2040 (on 2018-based projections).</p> <p>Enabling delivery of the identified need will be in excess of what has been delivered in recent years with the highest completion rate in 2017/18 of 446 dwellings (along with 679 student accommodation units). The growth will require an uplift on the average growth rates in recent years.</p>

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SA Objective	Sub-objective	Score	Commentary
	<p>different groups within the community by promoting a mix of new residential development, including, but not limited to, student, care home, gypsy &amp; travellers and self build</p> <p>10.4 Promote an appropriate mix of dwelling types, sizes and tenures</p> <p>10.5 Promote the reduction in the amount of homelessness within the district</p> <p>10.6 Promote high quality design in new housing developments</p>		<p>The Option would focus significant growth in a new settlement. A new settlement would be dependent on delivery of substantial supporting infrastructure which could lead to a longer lead-in time between adoption of the Local Plan and delivery on the ground. However, the identification of a range of smaller sites within existing settlements, and current local plan sites, would help to meet immediate housing needs as development would be less reliant on longer lead-in times and the provision of infrastructure. Additionally, development in these locations would support the delivery of housing in existing sustainable settlements.</p> <p>This option may also support delivery of the requirements set out in the Housing Needs Assessment, which identifies the different housing needs of particular groups in the District and the poor levels of affordability across the District. This includes meeting the needs of a growing population of older age groups.</p> <p>Overall, this option is considered to have significant positive effects on achievement of this objective, 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.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The timeframe within which development may be realised in a new settlement due to the infrastructure and lead in times required.</li> <li>• The exact quantum of growth to be delivered over the plan period is unknown at this stage.</li> </ul>
<p><b>11. To promote the sustainable use of land and conserve soil quality</b></p>	<p>11.1 Encourage the efficient use of previously developed land</p> <p>11.2 Avoid the unnecessary loss of best and most versatile agricultural land</p> <p>11.3 Encourage appropriate building densities within developments</p>	<p>+/-- /?</p>	<p><b>Likely significant effects</b></p> <p>The quality of agricultural land is mixed across the District. There are pockets of Agricultural Land Classification (ALC) Grade 1, which is the soil of highest quality, especially within the central areas of the District, although the majority is Grade 3.</p> <p>It is expected that there would be limited new development in existing settlements through this option with a focus of significant growth in a new settlement. Although the location of a new settlement is unknown, it can be assumed that this will require release of significant amounts of greenfield land (and more than other options with the same housing requirement which seek to expand existing settlements where some brownfield opportunities will be available). It is also likely that the ability to avoid the best and most versatile agricultural land (Grades 1 to 3) would be lessened.</p>

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SA Objective	Sub-objective	Score	Commentary
	11.4 Support the reduction in land contamination		<p>Overall, a mix of minor positive and significant negative effects have been identified. There is some uncertainty related to the location of development.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the effective use of land by re-using previously developed land.</li> <li>Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of future development at each settlement is unknown at this stage.</li> </ul>
<b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b>	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	<b>+/?</b>	<p><b>Likely significant effects</b></p> <p>Housing development, infrastructure and transport improvements and investment in the area will generate economic benefits associated with construction e.g., direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit Canterbury's residents will depend on the number of jobs created and the recruitment policies of prospective employers. Additionally, local spend will be determined by these factors. In the medium and longer term the option would support housing for those employed in the area and help to support and sustain local services.</p> <p>This option would focus growth through the provision of a new settlement. The option would be expected to see the provision of commensurate employment provision and town centre facilities. There could be expected to be some element of self-containment, but it would be expected that there would still be a reliance on other centres. Dependent on location, the residents may support the city or town centres. However, there is some uncertainty dependent on location. Furthermore, the Option would not create significant growth in existing centres and support infrastructure delivery that may support tourism and the night-time economy.</p> <p>The option would support more limited growth in the coastal towns and villages, but there would also be the expectation of economic benefits in these locations.</p> <p>Overall, this option is considered to have positive effects on achievement of this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The type and scale of employment land to be delivered is unknown at this stage.</li> </ul>

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SA Objective	Sub-objective	Score	Commentary
			<ul style="list-style-type: none"> <li>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.</li> <li>The exact location of the new settlement is unknown at this stage.</li> </ul>
<p><b>13. To promote and encourage sustainable transport</b></p>	<p>13.1 Promote consistency with the sustainable transport hierarchy and improvements to support increased use of sustainable transport methods</p> <p>13.2 Support the reduction in the need to travel</p> <p>13.3 Support the reduction of traffic congestion and improve road safety.</p> <p>13.4 Encourage investment to improve transport infrastructure</p>	<p>+/-- /?</p>	<p><b>Likely significant effects</b></p> <p>The development of a new settlement could support the planned integration of walking and cycling routes which would support sustainable transport methods. This is envisaged in the Option. A new settlement may also provide the critical mass to support the development of new public transport infrastructure and links to the rest of the district subject to the location of development and scale of development. It is unlikely to generate a new rail station (if developed close to an existing rail line), unless located near an existing station rail links to other areas are unlikely. There is some uncertainty over the infrastructure that could be delivered. Development of more limited growth in Canterbury, Whitstable and Herne may also support greater connectivity through rail transport.</p> <p>However, it is expected that, although a degree of self-containment could be generated, journeys will have to be made to other higher order settlements for services, facilities and employment. It would be expected that the majority would be private car (based on existing assumptions). The extent to which journeys are required is dependent on the location of the new settlement.</p> <p>The delivery of a range of smaller sites within existing settlements would have less ability for provision of sustainable travel measures. However, dependent on the specific location, development could take place in close proximity to existing community facilities, services and employment opportunities and be reasonably well connected to the existing public transport network. Development within these areas may also help to maintain existing, and (potentially) stimulate investment in, public transport provision. However, smaller developments are unlikely to generate substantial contributions to public transport provision and may not allow integration of walking/cycling route to services and facilities. Therefore, potentially unsustainable methods of transport could be exacerbated in the district.</p> <p>Overall, this option is assessed as having minor positive and significant negative effects on this objective.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should encourage the preparation of green travel plans.</li> <li>Local Plan policies should support walking and cycling within new developments.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location is not known at this stage.</li> </ul>



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SA Objective	Sub-objective	Score	Commentary
<p><b>14. To promote safe, healthy, inclusive and sustainable communities</b></p>	<p>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</p>	<p><b>+/-/?</b></p>	<p><b>Likely significant effects</b></p> <p>The health of people in Canterbury is generally good compared to the regional and England average. Life expectancy is similar to the England average, but is slightly lower than the regional level. Levels of crime have increased, although this may in part be due to improved levels of recording.</p> <p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents near development sites and along transport routes within the district. Effects may include, for example, stress related to disturbance, noise and vibration and respiratory problems exacerbated by construction traffic emissions and dust. This may be more pertinent in sensitive areas such as the Canterbury 3 and Herne 1 AQMA and locations and for those with pre-existing health issues. Dependent on the location of a new settlement, these effects could be significant.</p> <p>Focusing growth within a new settlement would support opportunities for the integration of open space, green infrastructure and healthcare facilities. Opportunities may also be found to ensure design discourages or limits actual crime. The extent to which the new settlement would support healthcare provision would be dependent on scale. There is some uncertainty related to the provision that would be likely.</p> <p>More limited development in other settlements will provide some open space and improved linkages to green infrastructure (dependent on scale) but it is considered these positive effects will be lessened by the focus on a new settlement and the lower amount of housing associated with the Option compared to the Preferred Option and Canterbury Focus B). The focus on a new settlement may also not help to support those communities which are most deprived which are primarily found in Canterbury City.</p> <p>The option is considered to have mixed positive and minor negative effects on achievement of this objective with some uncertainty.</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>Local Plan policies should ensure that open space and/or health facilities are provided on site/contributions are sought to provision off site.</li> <li>Local Plan policies should ensure that development is not located in close proximity to unsuitable neighbouring uses.</li> <li>Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development.</li> <li>Developer contributions towards the provision of new healthcare facilities.</li> </ul> <p><b>Assumptions</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><b>Uncertainties</b></p> <ul style="list-style-type: none"> <li>The exact location of a new settlement is unknown at present.</li> <li>The extent to which a new settlement would support the provision of healthcare infrastructure is uncertain at this point.</li> </ul>

