

Appendix L: Appraisal of Carried Forward 2017 Local Plan Policies

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

NB: where more than one symbol is presented in a box it indicates that the appraisal has identified both positive and negative effects (although please note that a colour has been removed where this is the case). 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.

Carried Forward 2017 Local Plan Policies

Policy CF1 carries forward several strategic site allocations from the 2017 Canterbury District Local Plan, with policy CF2 carrying forward several smaller housing allocations. The remaining policies of this section are primarily concerned with infrastructure creation and/or improvement related to these developments. This chapter of the Local Plan carries forward site allocation policies, and associated infrastructure policies, to apply in the event that current planning applications lapse or are sought to be varied and for the small number of sites where no planning permission currently exists. The policies are extant and have been previously appraised in the Local Plan SA that accompanied the 2017 Canterbury District Local Plan. Appraisal is included here for completeness as the policies now form part of the Draft Local Plan suite of policies rather than being included in an appendix, as was the case in the 2022 Draft Local Plan.

SA Objective 1. To reduce air pollution and encourage improvements in air quality

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	-	-	0	-	-	-	-	-	-	0	-

Likely significant effects

The policies would all result in some form of development that has the potential to create air pollution and affect local air quality. However, policies CF3 and CF10 would likely have neutral effects due to the size of the proposed development being small scale and due to the nature of the proposed development (small pedestrianisation/cycle routes and football pitches respectively). The remaining policies are considered to have minor negative effects, though it is noted that the other policies of the Local Plan would further help to mitigate any potential adverse air quality effects.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

SA Objective 2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	-	-	+/?	+/-?	+/-?	-	-	-	-	0	+/-?

Likely significant effects

The policies would all result in some form of development that has the potential to create greenhouse gases. However, policies CF3 and CF10 are small scale and due to the nature of the proposed development (small pedestrianisation/cycle routes and football pitches respectively), Policy CF10 is identified as having a neutral effect, whilst the pedestrianisation and cycling routes proposed by CF3 means it is identified as having a minor positive effect with uncertainties.

Policies CF4 and CF5 would both allow for the expansion of a park and ride facility, which would help more people access more sustainable forms of transportation that produce less greenhouse gases. A mixture of minor positive and minor negative effects with uncertainties is therefore identified for these policies.

The remaining policies are considered to have minor negative effects, though it is noted that the other policies of the Local Plan would further help to mitigate any potential adverse air quality effects.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

SA Objective 3. To conserve, connect and enhance biodiversity across the District

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	-	-	0	-/?	-/?	-	-	-	-	0	-

Likely significant effects

Policies CF1, CF2, CF6, CF7, CF8 and CF9 could cause habitat fragmentation and effects to key species due to the size of their respective proposed development. Minor negative effects are therefore identified. Uncertainties are sometimes identified against these policies due to the development of the site not resulting in adverse effects or such effects being highly mitigatable, therefore such policies might not actually generate adverse biodiversity effects.

Policies CF3 and CF10 are of smaller scale and with the support of the other policies of the Local Plan would likely have few actual adverse effects on local biodiversity. A neutral effect is identified.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

SA Objective 4. To conserve geological sites and safeguard mineral resources within the District

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	-	-	0/?	0/?	0/?	-	-	-	-	0/?	-/?

Likely significant effects

All the policies would result in the use of mineral resources through the creation of new development. However, it is likely that policies CF3, CF4, CF5 and CF10 would not require the use of a significant number of mineral resources. A neutral to uncertain effect is therefore identified for these policies.

Due to the size of the developments proposed by the remaining policies, they are considered to have a minor negative effects.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

SA Objective 5. To conserve and enhance the landscapes of the District for people and wildlife

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	--	-	0	-	-	-	-	-	-	0	--

Likely significant effects

Policies CF3 and CF10 are unlikely to cause adverse effects on local landscapes and are therefore identified as having a neutral effect.

The remaining policies would result in minor negative effects on local landscapes due to the size of their development and/or the nature of their development having adverse landscape effects. Given the scale of the developments outlined in CF1 this is likely to be significant. It is acknowledged that improvements in infrastructure can help to manage traffic better (or even remove traffic in the case of policies CF4 and CF5). The better management and/or the removal of traffic can have positive landscape effects, though not sufficient enough to be quantified.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

SA Objective 6. To protect water resources and ensure a high quality of inland and coastal waters

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	-	-	0	0	0	0	0	0	0	0	-

Likely significant effects

New development will likely increase pressures on water resource. However, the development proposed by most of these policies relates to development that would not likely place a strain on water resources or compromise such sources. Policies CF1 and CF2 would result in development that would increase water usage. These policies are therefore identified as having a minor negative effect, with the remaining policies have a neutral effect.

Mitigation

None.

Assumptions

It is assumed that the application of the other policies of the Local Plan would mitigate any potential effects of the policies.

Uncertainties

None.

SA Objective 7. To reduce the risk of flooding and where appropriate prevent coastal erosion

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	- /?	- /?	0/?	- /?	- /?	- /?	- /?	- /?	- /?	0/?	- /?

Likely significant effects

Policy CF1 and CF2 would see the creation of development in land at risk of flooding and therefore a significant negative is identified. However, the other policies of the Local Plan should help to mitigate flood risk/resilience effects. The flood risk status for the development proposed by the other policies is not known.

The creation of impermeable surfaces by all the policies could affect the flood resilience of the area, though this should be mitigated by the requirements of other policies within the Local Plan. A minor negative effect with uncertainties is identified for most of the policies, with policies CF3 and CF10 scoring a neutral with uncertainties score due to their size/nature.

Mitigation

Site Specific FRA would help to address or reduce flood risk.
Other policies in the Local Plan regarding addressing flood risk.

Assumptions

None.

Uncertainties

None.

SA Objective 8. To promote sustainable waste management

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	-	-	-	-	-	-	-	-	-	-	-

Likely significant effects

All of the policies would result in the creation of waste by encouraging a range of development from housing to infrastructure improvements, though the amount of waste produced should be reduced by the application of the other policies contained within the Local Plan. The other policies of the Local Plan would also ensure that such waste is disposed of correctly. The policies are considered to have a minor negative effect.

Mitigation

None.

Assumptions

It is assumed the other policies of the Local Plan and Kent Mineral and Waste Local Plan would work to ensure any development encouraged or created by these policies properly recycles and disposes of their waste.

Uncertainties

None.

SA Objective 9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District’s historic environment

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	- /?	- /?	0	- /?	- /?	- /?	- /?	- /?	- /?	0	- /?

Likely significant effects

A significant negative effect with uncertainties is identified for policy CF1 and CF2 due to the policies allocating development that could disrupt the character and setting of historical assets. However, mitigation, through other policies would ensure that effects on heritage assets are avoided, minimised or mitigated. Additionally, through the planning application process (which many sites have already been subjected to) these matters would be assessed. Some sites may provide positive benefits. The benefits would be further enhanced by the other policies of the Local Plan. Minor effects are identified for the remaining policies, besides policies CF3 and CF10 as their associated development would not harm the character and setting of heritage assets. Policies CF3 and CF10 are therefore identified as having a neutral effect.

Mitigation

Mitigation in other polices in the Local Plan and as applied through the planning application consideration measures.

Assumptions

None.

Uncertainties

None.

SA Objective 10. To ensure the supply of high quality homes, which cater for identified needs

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	++	++	NA	NA	NA	NA	NA	NA	NA	NA	++

Likely significant effects

Policies CF1 and CF2 would both result in housing development (especially policy CF1). Significant positive effects are therefore identified for these policies due to the amount of housing these policies would provide.

The remaining policies do not result in the creation of housing and are therefore not considered to have effects that are applicable to this objective.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

SA Objective 11. To promote the sustainable use of land and conserve soil quality

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	--	--	0	?	?	-/?	-/?	-/?	-/?	0	--/?

Likely significant effects
 Policies CF1 and CF2 would result in development on a large amount of greenfield land and is therefore identified as having significant negative effects. Policies CF6, CF7, CF8 and CF9 would all result in development that comprises an amount of greenfield land, though it is not considered to be a significant amount. Minor negative effects with uncertainties are identified as the quality of the greenfield land is not known.

Policies CF4 and CF5 would both result in the potential expansion of existing park and ride facilities. The quality of the land surrounding these parks and rides is not known, but such development would likely result in the use of a mixture of land types. An unknown effect is therefore identified.

The size of the development resulting from policies CF3 and CF10 is not considered large enough to generate adverse effects and therefore a neutral effect is identified.

Mitigation
 None.

Assumptions
 None.

Uncertainties
 None.

SA Objective 12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
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Score	++	+	+	+	+	+	+	+	+	+	++
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Likely significant effects
 Policy CF1 would see the creation of employment related development directly and would also see the creation of a sizeable amount of housing development, which is important for local economies and helps to revitalise areas. A significant positive effect is identified.

Policy CF2 would see the creation of housing that supports local economies and helps to revitalise areas. The remaining policies would provide needed infrastructure improvements that improve the accessibility of places, helping to improve the local economy and revitalisation efforts. Minor positive effects are identified for these policies.

Mitigation
 None.

Assumptions
 None.

Uncertainties
 None.

SA Objective 13. To promote and encourage sustainable transport

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	+/?	+/?	++	++	++	++	++	++	++	NA	++

Likely significant effects
 Policies CF1 and CF2 would see the creation of new housing and/or employment development. Some site requirements include specific transport infrastructure measures. Such developments would also be well designed to encourage a range of transportation methods (especially active travel) and these policies have therefore been scored as having a minor positive with uncertain effects.

Policy CF10 would see the creation of new football pitches and is therefore considered to not generate effects applicable to this SA Objective.

The remaining policies are all associated with development that would improve infrastructure within Canterbury, ranging from road improvements to the creation of new cycle routes and pedestrianisation. The potential expansion of existing park and ride facilities would help people to traverse Canterbury through more sustainable forms of transport. Significant positive effects are identified for all of these policies.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

SA Objective 14. To promote safe, healthy, inclusive and sustainable communities

Policy	CF1	CF2	CF3	CF4	CF5	CF6	CF7	CF8	CF9	CF10	Cumulative Effects
Score	+	+	+	+/?	+/?	+/?	+/?	+/?	+/?	+	+/?

Likely significant effects

Policies CF1 and CF2 would create new housing and/or employment development that is high quality and seeks to create sustainable and healthy communities. A minor positive effect is identified.

Policy CF3 seeks to create new cycle routes and pedestrianisation within Canterbury, which would help its residents pursue a healthier lifestyle and access places, which is important for residents mental health. A minor positive effect is identified.

The potential expansion of existing park and ride facilities (policies CF4 and CF5) would enable people to choose to live more sustainable lives by using these facilities, though the policies are also not necessarily having results relating to this objective. A minor positive with uncertainties is identified.

Policies CF6 to CF9 would see the creation of new infrastructure that is needed within Canterbury to improve the accessibility and safety of its road network. A minor positive with uncertainties are identified.

Policy CF10 would see the creation of new football pitches, which would help people undertake a healthy lifestyle/sport and a minor positive effect is identified.

Mitigation

None.

Assumptions

None.

Uncertainties

None.

Summary

The development proposed by policy CF1 would likely result in significant landscape effects (SA Objective 5) as such a level of development would change local landscapes, fundamentally changing and impacting upon the important landscapes of Canterbury. No policy wording is included in these policies to mitigate landscape impacts. However, the Local Plan as a whole does contain such policy provisions.

Policies CF1 and CF2 would both see development located in areas at risk of flooding. Given flooding is a significant problem within Canterbury and that nationally it is advised that development is located not in areas at risk of flooding, significant negative effects with uncertainties are identified for these policies on flooding (SA Objective 7). However, the other policies of the Local Plan should help to mitigate flood risk/resilience effects.

Whilst the majority of the policies are identified as having minor negative effects with uncertainties or neutral effects on heritage (SA Objective 9), policies CF1 and CF2 are identified with a significant negative effect with uncertainties. This is due to these policies resulting in a considerable amount of development, which has the potential to disrupt the character and setting of the heritage assets of Canterbury. However, other policies of the Local Plan should help to ensure that effects on heritage assets are avoided, minimised or mitigated.

Policies CF1 and CF2 would both provide a considerable amount of housing and have therefore been identified as having a significant positive effect in relation to housing (SA Objective 10). Policies CF1 and CF2 would have a significant negative effect on land use and soils (SA Objective 11) due to a considerable portion of their development being located upon greenfield land.

Policy CF1 provides for the creation of new employment development and housing related development and is therefore identified as having a significant positive effect on the economy, with the potential to revitalise local areas (SA Objective 12).

Policies CF3 to CF9 would result in development that improves infrastructure within Canterbury, allowing for its residents to better traverse the district. A significant positive effect is identified for transport (SA Objective 14).

Mitigation

Site Specific FRA would help to address or reduce flood risk..

Other policies in the Local Plan regarding addressing flood risk.

Mitigation in other policies in the Local Plan and as applied through the planning application consideration measures to reduce potential effects on the historic environment.

Assumptions

It is assumed that the application of the other policies of the Local Plan would mitigate any potential effects of the policies.

It is assumed the other policies of the Local Plan and Kent Mineral and Waste Local Plan would work to ensure any development encouraged or created by these policies properly recycles and disposes of their waste.

Uncertainties

None.