

Thanet District Council

Thanet Local Plan - Sustainability Appraisal

Preferred Options Revisions - Non- Technical Summary

REP/228764/003

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Non-Technical Summary

Introduction

This document describes the methodology and the issues that the Sustainability Appraisal (SA) of the Thanet District Local Plan, has assessed. The Thanet District Local Plan will help to guide the future spatial development of the District up to 2031. It will be used to make decisions on planning applications and proposals for development.

Role of the Sustainability Appraisal Report the Sustainability Appraisal Process

The purpose of the SA report is to communicate to interested parties the results from the SA of draft Local Plan preferred options and to inform them about the potentially significant sustainability effects of the emerging Local Plan policies.

As a consequence, consultees have an opportunity to make a better informed response to the draft Local Plan, particularly with respect to aspects regarding the sustainability performance of the policies that have been selected for the Local Plan. It also provides consultees with a better understanding of the reasons for selecting some policies and rejecting others.

Approach to the Sustainability Appraisal

Before the SA of the draft Local Plan was undertaken, a review of the existing social, environmental and economic issues currently facing the district was carried out. This was undertaken by collecting and analysing information from a variety of sources, such as the Office of National Statistics (e.g. 2011 census data), Thanet District Council's (TDC) own data relating to housing requirements and information held by other organisations such as the Environment Agency and Historic England.

In addition to this information other plans, policies and strategy documents that were considered relevant to the development of the Local Plan were reviewed. Having gathered together all of this information, a list of key sustainability issues were identified that form the basis of the SA. The issues are set out in the baseline section of the main SA Report.

Once these key sustainability issues were identified, it was important to agree a suite of sustainability objectives that robustly covered these issues in order to assess the performance of emerging policy options. To help facilitate this assessment, a series of decision making criteria were set out for the SA that allowed the appraisal team to robustly determine whether or not the draft Local Plan was likely to have positive or negative effects. The sustainability objectives and decision making criteria are set out in the table below.

Table 1: SA Objectives and Assessment Criteria.

| Concern | SA Objective | Decision Making Criteria – would the policy... |
|--------------------------------|---|--|
| Housing | 1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need. | <ul style="list-style-type: none"> Supply an appropriate quantity of housing to satisfy demand? Supply an appropriate mix of types and tenures of properties in relation to the respective levels of demand? Supply 30% of new homes as affordable homes? Reduce the prevalence of unfit and derelict dwellings within the housing stock? |
| Health, Safety and Security | 2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society. | <ul style="list-style-type: none"> Ensure people are adequately served by key healthcare facilities, regardless of socio-economic status? |
| Education and Skills | 3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare dependant workers with skills necessary to ensure year round employment. | <ul style="list-style-type: none"> Improve educational levels of the population of working age? Improve access to educational facilities for vulnerable and welfare dependant workers? |
| Health, Safety and Security | 4. To increase public safety and reduce crime and fear of crime. | <ul style="list-style-type: none"> Reduce levels of burglaries, violent offences and vehicle crime? Reduce public perceptions and fear of crime? |
| Facilities and Services | 5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards. | <ul style="list-style-type: none"> Reduce the proportion of people living in deprived areas. Ensure new residential development is within a reasonable travel distance from key facilities. Ensure existing residences are adequately served by key facilities. Ensure vulnerable people within the community are adequately served by key facilities. |
| Community | 6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued. | <ul style="list-style-type: none"> Result in communities where residents are satisfied with their local area as a place to live? Result in harmonious and mixed communities? |
| Employment | 7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment. | <ul style="list-style-type: none"> Increase levels of employment in the population of working age? Reduce the proportion of people on unemployment benefits? |
| Wealth Creation | 8. To ensure the sustainable development of the proposed economic growth and encourage industrial and employment development at key sites within the District to support priority regeneration areas. | <ul style="list-style-type: none"> Increase the GVA per capita of the district's population? Encourage sustainable development of key sites across the district likely to stimulate economic growth? Encourage sustainable development of key services and facilities across the district likely to stimulate economic growth? Deliver industrial and employment development in regeneration areas? Deliver industrial and employment development that reduces unemployment in deprived areas? |
| Landscape Character | 9. To protect and enhance the areas natural landscape, semi-natural landscape and street scene to support the tourist economy. | <ul style="list-style-type: none"> Encourage development that will boost the tourism sector? Protect and enhance natural, semi-natural and built assets that support the tourist economy? |
| Built Environment | 10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance. | <ul style="list-style-type: none"> Encourage locating development on previously developed land, avoiding Greenfield sites? Encourage an appropriate density and mix of development that reflects the needs of the population? Encourage the redevelopment of derelict land and properties, returning them to appropriate uses? |
| Overall Sustainability | 11. To ensure that a sustainable pattern of development is pursued. | <ul style="list-style-type: none"> Promote development in sustainable locations that limits the need to travel to key facilities and services? |
| Landscape Character | 12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas. | <ul style="list-style-type: none"> Improve landscape quality and the character of open spaces and the public realm? Protect and/or enhance the character and appearance of the District's townscape and countryside? |
| Cultural and Historic Heritage | 13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings. | <ul style="list-style-type: none"> Preserve or enhance the character and appearance of conservation areas, listed buildings, scheduled monuments and other features of cultural, historical or archaeological value and their setting? Ensure that development is sensitive towards the local environment? Support the restoration and re-use of existing buildings |
| Air Quality | 14. To improve air quality in areas where air quality (pollutant) levels exceed national standards. | <ul style="list-style-type: none"> Encourage improvement in air quality within Air Quality Management Areas (AQMAs)? |
| Transport | 15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles. | <ul style="list-style-type: none"> Improve public transport links to key facilities for existing development? Ensure new development is appropriately serviced by public transport to enable access to key facilities? |

| Concern | SA Objective | Decision Making Criteria – would the policy... |
|------------------|--|---|
| | | <ul style="list-style-type: none"> Promote a sustainable public transport network that reduces reliance on private vehicles? |
| Transport | 16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air. | <ul style="list-style-type: none"> Improve transport links to key facilities within the district? Reduce reliance on private vehicles Support the development of key transport links between Thanet and the wider south East? |
| Waste Management | 17. To reduce waste generation and disposal and achieve the sustainable management of waste. | <ul style="list-style-type: none"> Promote adherence to movement up the waste hierarchy? Promote reduced household waste generation rates? Promote increased waste recovery and recycling? |
| Climate Change | 18. To ensure development within the District responds to the challenges associated with climate change. | <ul style="list-style-type: none"> Promote a proactive reduction in the volume of greenhouse gas emissions released by development across the District? |
| Water | 19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with development management policies and NPPF. | <ul style="list-style-type: none"> Restrict the development of property in areas of flood risk? Reduce areas available for flood storage? Ensure adequate measures are in place to manage existing flood risk? Ensure that development does not increase flood risk due to run-off? Ensure development is appropriately future proof to accommodate future levels of flood risk? |
| Biodiversity | 20. To conserve and enhance biodiversity. | <ul style="list-style-type: none"> Provide opportunities to develop or enhance new and existing wildlife and geological sites? Avoid destruction of important habitats or unique geological features? Avoid damage to designated wildlife and geological sites, protected species and their habitats? Support key objectives of the biodiversity action plan (BAP)? |
| Water | 21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites. | <ul style="list-style-type: none"> Encourage Compliance with WFD? Encourage compliance with the EC Bathing Waters Directive? Promote management practices that will protect water features from pollution? |
| Energy Sources | 22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | <ul style="list-style-type: none"> Promote sustainability principles in the design, procurement, and operation of development? Encourage developers and operators in the District to ‘green’ their business operations and supply chains? Reduce the consumption rates of raw materials through strong sustainability policies? |
| Energy Sources | 23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area. | <ul style="list-style-type: none"> Encourage reduction in energy use and increased energy efficiency? Encourage the development of renewable energy facilities within the District? |

Sustainability Appraisal of the Local Plan

The draft Local Plan consists of a number of policies covering a wide variety of aspects of land use planning. Table 2 below summarises the findings of the sustainability appraisal by Local Plan policy. The full appraisal, which reports the findings of the appraisal of each Local Plan policy against the individual SA objectives, is reported in the main SA Report.

Table 2: Sustainability Appraisal Summary.

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| <p>Policy SP01 - National Planning Policy Framework – Presumption in favour of sustainable development</p> <p>The proposed policy, through support for the promotion of NPPF, would undoubtedly enhance the District due to the positive impacts seen across the majority of the SA objectives. Commonly, a no policy option would yield neutral impacts or negative as uncontrolled developments could over saturate local services and place too high a demand upon them. As such by incorporating the NPPF sustainable practices and designs will be created whereby developers and TDC work together to create a development that sustainably meets the needs of the local population whilst also been considered for its socio-economic and environmental implications.</p> |
| <p>Policy SP02 - Economic Growth</p> <p>The proposed policy has no significant negative effects and provides a number of opportunities yield of 5,000 jobs. Notwithstanding the above comments, any potential negative significant effects could be mitigated, either by other Local Plan policies and the site allocation assessment process.</p> |
| <p>Policy SP03 - Land Allocated for Economic Development</p> <p>Policy SP04 - Manston Business Park</p> <p>The proposed policy is predicted as having the potential to result in a significant positive effect, particularly in relation to job creation and supporting economic growth and this is the main differentiator between the options. Minor negative effects could be attributed to the proposed policy, however these and the uncertain effects can be mitigated by development management policies and the site specific assessment of effects that will be required for the allocations. One area where the no policy option performed better was in terms of its potential to have indirect benefits for housing by potentially allowing a greater area of land for housing and other types of development.</p> |
| <p>Policy SP05 - Manston Airport</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. The effects on with respect to ecology and landscape are likely to be lesser for the development on brownfield land, when compared to development of greenfield land. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The site is well connected, with the policy requiring numerous efforts to link with and improve the public transport links, particularly with the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p> |

Policy SP06 - Thanet's Town centres

The proposed policy will have positive effects as it promotes a proportionate town centre hierarchy that would provide services and facilities for Thanet residents in locations that are accessible. Residential accommodation would be allowed, to a degree, so long as the viability of town centres are not detrimentally affected, which is more likely to be an issue at local town centres where shop frontages are threatened. Not all SA objectives are applicable at this level, though these are assessed further as part of policies SP07 to SP10.

Policy SP07 - Westwood

The proposed policy has potential to have positive and negative effects depending on the location of development and its relationship with the receiving environment. The proposed policy would primarily deliver these benefits at the Town Centres. Where potentially adverse effects have been predicted it is anticipated that they can be mitigated either by ensuring that development management policies are provided that counter or avoid adverse effects and/or by meeting the requirements of the National Planning Policy Framework (NPPF).

Policy SP08 - Margate

A no policy option would largely yield neutral impacts as there would not be a change in the status quo. By adopting the policy suitable development will be encouraged across Margate. Active support and promotion of developments will be seen to promote a contemporary seaside resort to help develop the area into a contemporary mixed use site. Employment opportunities will arise as will tourist and economic activity. Transport provisions will increase to ensure the viability of the location and facilities will grow that will be of benefit to both visitors and locals. As such the impacts of policy adoption are widely positive socio-economic factor, with local character and history preserved throughout.

Policy SP09 - Ramsgate

A no policy option would largely yield neutral impacts as there would not be a change in the status quo. By adopting the policy active regeneration of the Ramsgate district will occur with the developments taking into consideration the local maritime heritage and ensuring character is preserved in order to create a contemporary mixed use site. Employment opportunities will arise as will tourist and economic activity with the creation of retail and tourism facilities. Transport provisions will increase notably by the support of the Ramsgate Maritime Policy which will seek to build upon the conflux of a major seaport and high speed rail location. As such the impacts of policy adoption are widely positive, with local character and history preserved throughout. However it should be noted that policy adoption may be to the detriment of environmental assets and that housing opportunities are not overly supported within the policy due to the tourist and economic focus.

Policy SP10 - Broadstairs

A no policy option would largely yield neutral impacts as there would not be a change in the status quo. By adopting the policy active regeneration of Broadstairs will occur with the developments promoting the creation of employment opportunities by enhancing the existing commercial, retail and tourist infrastructure. This will add future economic resilience to the area by increasing the attraction of investors and visitors. The active support of developments along promenade and beach front will enhance the tourist economy whilst creating employment opportunities. Similarly by enhancing local character and exiting features a sense of place will be established that is attractive and in keeping with local history. Policy adoption undoubtedly meets the requirements of the SA objectives.

Policy SP11 - Housing Provision

Areas of new build homes have the potential to create areas that may be perceived as being safer. This is often the case when brownfield or previously developed land is developed and brought back into active use. However, this was not factored into the assessment of the scenarios at this stage, given their strategic nature.

The development of new homes will have no direct effect on the provision of public transport links. The increase in new homes will likely increase demand on public transport facilities indirectly by increasing the population of certain areas. The extent of the effect will depend on the provision of public transport facilities and the availability of public transport options for a given area. Gathering data on capacity of existing public transport facilities will be crucial in understanding the effects increased populations will have. Many of the potentially uncertain effects and adverse effects will be mitigated by other criteria and topic specific policies as well as the site assessment criteria used to assess and select site allocations.

Policy SP12 - Strategic Housing Site Allocations.

The potential effects of SP12 are covered in detail as part of SP13, SP14, SP15 and SP16.

Policy SP13 - Strategic Housing Sites - Manston Green

The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. However, any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. Due to its location, the proposed policy advocates housing on sites that do not currently connect well with existing urban settlements, though design of the sites can improve urban connectivity. The sites are served by public transport and available capacity on the highway network, which enables good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.

Policy SP14 - Strategic Housing Site at Birchington

The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. However, any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The site is served by public transport, though available capacity on the highway network might be limited. The implementation of a new link road to serve the site is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.

Policy SP15 - Strategic Housing Site at Westgate-on-Sea

The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. However, any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The site is served by public transport, though available capacity on the highway network might be limited. The implementation of a new link road to serve the site is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.

Policy SP16 - Westwood Strategic Housing

The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities. There may be a need for a new off-site school, which would benefit from identification and implementation that aligns with a phasing programme for the site. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. However, any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The site is largely served by public transport, though available capacity on the highway network might be limited. The implementation of highway improvements to serve the site is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs and Ramsgate.

Policy SP17 - Land fronting Nash and Haine Roads

The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new school, medical centre and community assembly facility. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. However, any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The site is served by public transport, though available capacity on the highway network might be limited. The implementation of highway improvements is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.

Policy SP18 - Type and Size of Dwellings

The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such housing sustainability is appropriately met through the adoption of policy SP18.

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| <p>Policy SP19 - Affordable Housing</p> <p>The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such affordable housing provision is appropriately met through the adoption of the proposed policy.</p> |
| <p>Policy SP20 - Development in the Countryside</p> <p>The proposed policy is likely to have a beneficial effect on the majority of the SA objectives. Many of the potentially adverse effects associated with no policy option could be mitigated by other policies in the Local Plan, though in isolation are likely to be significantly adverse.</p> |
| <p>Policy SP21 - Safeguarding the Identity of Thanet's Settlements</p> <p>The proposed policy is likely to have a beneficial effect on the majority of the SA objectives. Many of the potentially adverse effects associated with the no policy option would be mitigated by other policies in the Local Plan.</p> |
| <p>Policy SP22 - Protection and Enhancement of Thanet's Historic Landscapes</p> <p>The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people's satisfaction with where they live and cultural heritage features within those areas.</p> |
| <p>Policy SP23 - Green Infrastructure</p> <p>The proposed policy has the potential to positive impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats.</p> |
| <p>Policy SP24 - Biodiversity Enhancements</p> <p>The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on similar objectives. The no policy option largely yields negative impacts as by removing protection or having no support there is the potential for unrestricted development action which could be to the detriment of environmentally sensitive parameters. Biodiversity enhancements are clearly supportive of all of the SA objectives they relate to. Whilst focusing on species and habitats, the effects of the proposed policy are more wide reaching and affect many other aspects of the natural environment.</p> |
| <p>Policy SP25 - Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve</p> <p>The proposed policy is largely a reflection of existing legislation and will yield the most substantial environmental protection and sustainability. The protection of open spaces would yield environmental benefits. The proposed policy will be restrictive to infrastructure and housing as protecting environmental assets will mean developments upon such lands will most likely be prohibited and thus restricted to other areas of Thanet.</p> |
| <p>Policy SP26 - Protection of Open Space</p> <p>The protection of open spaces would yield environmental benefits. However without mitigation and the implementation of other policies within the Local Plan, the proposed policy may be restrictive to infrastructure and housing.</p> |
| <p>Policy SP27 - Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds</p> <p>The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives.</p> |
| <p>Policy SP28 - Quality Development</p> <p>The proposed policy specifies that all developments must be high quality and inclusive in design thus reduce a prominent impact of the local visual display and in fact enhance its appearance. Similarly the policy stipulates that any large developments or ones of national significance have to undergo a design review to ensure development quality does not impede the local area.</p> |

Policy SP29 - Conservation and Enhancement of Thanet's Historic Environment

The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people's satisfaction with where they live and cultural heritage features within those areas. There is also the added ability of the proposed policy to encourage the reuse of listed buildings to aid urban renaissance and also to enhance the protection of the historical and archaeologically important sites across Thanet.

Policy SP30 - Climate Change

Generally, the proposed policy seeks to protect assets through ensuring climate change resilience for new development. The proposed policy also ensures that the design of new development should consider the effects it can have on climate change issues by helping to reduce emissions.

Policy SP31 - Healthy and Inclusive Communities

Adoption of the proposed policy would yield significant positive effects upon a variety of objectives, with regards to the improvements in available health care for the community. Whilst a no policy option is not likely to cause significant negatives the added policy and effort to enhance services would create a more robust sustainability approach. Social benefits could be seen through increased recreational provisions in an environmental conscientious manner. Through creating a healthier lifestyle approach within designs and facilities the region would significantly benefit in comparison to if a no policy option was pursued. The proposed policy also encourages environmentally sustainable mixed use areas of character and charm, alongside appropriate building practices and as such a multifaceted approach to creating an appropriate healthy and inclusive community can be achieved.

Policy SP32 - Community Infrastructure

The effects of the proposed policy are considered positive as the policy contributes towards supporting existing facilities and promoting the development of new facilities to address current and future shortages. The effects of the no policy option are adverse because over the long term would not allow the capacity of facilities to be increased. All of the other remaining uncertain effects associated with the proposed policy can potentially be mitigated by development management policies.

Policy SP33 - Expansion of Primary and Secondary Schools

The proposed policy would attribute significant success with regards to the education SA objectives. It is also likely that the proposed policy will be required over the life of the plan if there is to be sufficient school place provision to meet the anticipated growth in the residential population. The potential improvement within the community could be significant due to the utilisation of existing infrastructure at the schools. Whilst expansions can accommodate new pupils, a new purpose built facility can be tailored to the needs of the local area. There are potential society benefits under the options such as increased employment from both options alongside the opportunity to potentially offer night school as a side product of expanded facilities for the wider community. A no policy option could be generationally inhibiting as a lack of investment into the education system could cause stagnation and overcrowding of resources.

Policy SP34 - Safe and Sustainable Travel

The proposed policy would actively seek to grow and enhance safe sustainable methods of transport. In turn this could yield health benefits alongside environmental air quality improvements. A no policy option would largely yield neutral effects due to no change in the status quo. Policy support for the growth of sustainable transport would robustly meet the demands of the public and the SA objectives.

Policy SP35 - Accessible location

The proposed policy would actively seek to grow and enhance safe sustainable methods of transport. In turn this could yield health benefits alongside environmental air quality improvements. A no policy option would largely yield neutral effects due to no change in the status quo. Additional benefits of the proposed policy are likely to stem from promoting the need for developments to be located in accessible locations. This in turn could promote public transport use and reduce the need for private vehicles whilst also ensuring that developments are appropriately situated in relation to facilities and services.

Policy SP36 - Transport Infrastructure

The proposed policy is likely to have a positive effect against a number of sustainability objectives. Furthermore, the proposed policy is likely to have significant beneficial cumulative effects when considered with policies relating to greenhouse gas emissions and efficient use of resources.

Policy SP37 - Connectivity

No SA required as policy relates to statement of intent to lobby for investment

Policy SP38 - Strategic Road Network

No SA required as policy relates to statement of intent to undertake modelling of impact on strategic road network outside the district

Policy SP39 - New Rail Station

The proposed policy is likely to result in significant beneficial effects, particularly in terms of contributing towards employment, economic growth (particularly the visitor economy) and providing infrastructure to support modal shift. However, without further details of the proposed policy it is not possible to assess whether it is likely to result in significantly greater benefits than the other. Where potentially adverse or uncertain effects have been predicted mitigation measures can be used to ameliorate the effects.

Policy E01 - Retention of existing employment sites

The proposed policy is predicted to have the potential to result in a significant positive effect, particularly in relation to job creation and supporting economic growth and this is the main differentiator between the options. Minor negative effects were predicted for both options, however these and the uncertain effects can be mitigated by development management policies and the site specific assessment of effects that will be required for the allocations. One area where the no policy option performed better was in terms of its potential to have indirect benefits for housing, by potentially allowing a greater area of land for housing and other types of development.

Policy E02 - Home Working

The proposed policy clearly has the potential to support the achievement of a number of the SA objectives by reducing the need to travel (e.g. supporting home working) and by indirectly helping to make residential areas and local centres more vibrant by increasing day time weekday activity. It should however be noted that the potential sustainability benefits of this option are only likely to be realised as part of wider sustainability interventions. Any potentially uncertain and/or adverse effects can be mitigated by the requirements of the NPPF and at the local level through development management policies.

Policy E03 - Digital Infrastructure

The proposed policy clearly has the potential to support the achievement of a number of the SA objectives by reducing the need to travel (e.g. supporting home working and reduced business travel) and supporting the creation of jobs and economic growth by ensuring that the communication infrastructure is also provided. Any potentially uncertain and/or adverse effects can be mitigated by implementing the suggested methods and at the local level also through development management policies.

Policy E04 - Primary and Secondary Frontages

Policy adoption has the potential to have a significant sustainability effect on towns. Whilst it restricts the housing market by only allowing residential properties upon non ground floors in the primary frontage, economic functioning will enhance. Through safeguarding primary and secondary frontages into set business activities whether tourism, retail or business the frontages will not undermine one another through a conflict of use and subsequently create areas that do not undermine one another. Indirectly by adopting the policy and creating centralised hubs of activity business opportunities could potentially grow and increase employment opportunities. As a no policy option would not alter the status quo of the local economy, policy adoption undoubtedly meets the requirements of the SA objectives.

Policy E05 - Sequential and Impact Test

The proposed policy has both positive and negative effects against the sustainability objectives. The proposed policy is likely to only support out of town centre development that contributes to sustainable economic growth, the local sense of place, and sustainable transport. This was on the basis that locating small convenience type shops in or close to residential areas, by setting thresholds lower than NPPF, would avoid larger retail units being developed that could detract and potentially weaken the market for the larger retailers at the Town Centres. All of the adverse or uncertain effects can be avoided, or mitigated to a certain extent, by development management type policies, the implementation of the NPPF and compliance with environmental legislation.

Policy E06 - District and Local Centres

Both the proposed policy and no policy option have positive and negative effects. However, the effects of the proposed policy are generally more certain and likely to result in a beneficial effect than those associated with the no policy option. This is because the assessment deemed that the proposed policy was more likely to support out of town centre development that contributes sustainable economic growth, the local sense of place, and sustainable transport. This was on the basis that locating small convenience type shops in or close to residential areas, by setting thresholds lower than NPPF, would avoid larger retail units being developed that could detract and potentially weaken the market for the larger retailers at the Town Centres. All of the adverse or uncertain effects can be avoided, or mitigated to a certain extent, by development management type policies, the implementation of the NPPF and compliance with environmental legislation.

Policy E07 - Serviced Tourist Accommodation

The proposed policy is likely to have a significant effect on job creation and economic growth in the tourist and visitor economy. Both the proposed policy and the no policy option are likely to have uncertain effects. This is particularly because the options do not identify in any detail where development is likely to occur. This uncertainty can be addressed during the assessment of specific site allocations. All of the other remaining negative and uncertain effects associated with the proposed policy and no policy option can potentially be mitigated either by development management policies or the NPPF requirements.

Policy E08 - Self Catering Tourist Accommodation

The proposed policy is likely to have a significant effect on job creation and economic growth in the tourist and visitor economy. The protection of tourist accommodation could detract from the community sense of place due to the presence of accommodation that potentially may not contain residents that actively contribute to community consistently through the year. However providing tourist accommodation will have economic benefits in that it will ensure there is sufficient accommodation for tourists to visit the area and contribute to the local economy.

The proposed policy is likely to have uncertain effects. This is particularly because the options do not identify in any detail where development is likely to occur. This uncertainty can be addressed during the assessment of specific site allocations. All of the other remaining negative and uncertain effects associated with the proposed policy can potentially be mitigated either by development management policies or the NPPF requirements.

Policy E09 - Protection of Existing Tourist Accommodation

The proposed policy would ensure a fair assessment of economic viability across a minimum of a calendar year. This would safeguard jobs for a period of time alongside ensuring tourist accommodation is present for at least one more low/high season cycle to assess if the tourist trade will re-establish itself and be increasingly profitable. The policy would also ensure knee jerk decisions are not made by landowners to redevelop their assets. Protection of tourist accommodation could detract from the community sense of place due to the presence of accommodation that potentially may not contain residents that actively contribute to community consistently through the year. However safeguarding tourist accommodation will have economic benefits in that it will ensure there is sufficient accommodation for tourists to visit the area and contribute to the local economy.

The proposed policy likely to have a number of uncertain effects. This is particularly because the policy does not identify in any detail where development is likely to occur. This uncertainty can be addressed during the assessment of specific site allocations. All of the other remaining negative and uncertain effects associated with the proposed policy can potentially be mitigated either by development management policies or the NPPF requirements.

Policy E10 - Major Holiday Beaches**Policy E11 - Intermediate Beaches****Policy E12 - Undeveloped Beaches**

The proposed policy is likely to have a positive effect, on job creation, economic growth and potentially the use of previously developed land. However, without this policy there would be a greater degree of uncertainty as to whether or not these effects would be realized, and would be positive or negative. The proposed policy is likely to have uncertain effects, because the policy does not identify in any detail where development is likely to occur. This uncertainty can be addressed during the assessment of specific site allocations. All of the other remaining negative and uncertain effects associated with the proposed policy can potentially be mitigated either by development management policies or the NPPF requirements.

Policy E13 - Language Schools

The proposed policy is likely to result in positive effects, particularly in terms of job creation and supporting economic growth associated with language schools. The potentially negative or uncertain effects associated with the proposed policy can be mitigated by development management policies. The no policy option would avoid a lot of the potentially adverse effects associated with the proposed policy. However, over the long term in particular it could have a negative effect on the economy, if opportunities to increase the provision in this sector are lost.

Policy E14 - Quex Park

The proposed policy and no policy option commonly reflected one another in that the impacts were the same either as the future development specifics were unknown or that national legislation that already exists ensured that the objective would be met under either option. However under policy adoption it would be ensured that a local heritage and cultural asset would be preserved with the opportunity to increase local employment and helping develop a tourist industry within Thanet. The safeguarding of Quex Park in such a way would yield significant economic benefits which may not be attained under a no policy option as it would not be known if the facility would be retained and developed or not; under this option.

Policy E15 - New build development for economic development purposes in the rural area

Both the proposed policy and no policy option have positive and negative effects. However, the proposed policy is more likely to result in neutral and beneficial effects than the no policy option because, by the use of criteria, it would allow the District to gain the benefits from rural economic development, whilst avoiding many of the potential downsides (e.g. traffic impact, visual and landscape effects and adverse effects on nature conservation). All of the negative and uncertain effects associated with the proposed policy can potentially be mitigated either by development management policies or the NPPF requirements. However it may not be possible to enhance the effects of the no policy option because it has been included to reflect the sustainability issues of a 'policy void'.

Policy E16 - Conversion of rural buildings for economic development purposes

The proposed policy has many positive effects and under the utilisation of existing structures in rural environments it will ensure local economy, the sense of place, sustainable transport all benefit. However the policy is limited by the locations of existing structures which may not be appropriately placed for economic development if too isolated. However utilization of existing structures would have significant environmental benefits by minimising the need for construction.

Policy E17 - Farm Diversification

Both the proposed policy and no policy option have positive and negative effects. However, the proposed policy is more likely to result in neutral and beneficial effects than the no policy option because, by the use of criteria, it would allow the District to gain the benefits from agricultural diversification whilst avoiding many of the potential downsides (e.g. traffic impact, visual and landscape effects and adverse effects on nature conservation). All of the negative and uncertain effects associated with the proposed policy can potentially be mitigated either by development management policies or the NPPF requirements. However it may not be possible to enhance the effects of the no policy option because it has been included to reflect the sustainability issues of a 'policy void'.

Policy E18 - Best and Most Versatile Agricultural Land

The proposed policy has the potential to contribute towards the economy, avoiding increases in flood risk and significant benefits for the protection of greenfield land from development. All of the negative and uncertain effects associated with both the proposed option and no policy option can potentially be mitigated either by development management policies or the NPPF requirements. The no policy option is not predicted as being likely to have any positive effects where they are not counteracted by potentially adverse effects as illustrated by the volume of 'uncertain' effects.

Policy E19 - Agricultural Related Development

The proposed policy has the potential to contribute towards the economy, rural housing supply, job creation and reducing the need for people to travel to access jobs, services and local facilities. However because neither option is specific about where development would occur uncertain effects on the built environment, landscape, heritage, ecology and the water environment are uncertain. Potentially adverse effects have also been predicted in terms of energy and resource consumption as well as waste generation because new development will result, to a lesser or greater extent, in these effects. All of the negative and uncertain effects associated with both the proposed policy and no policy option can potentially be mitigated either by development management policies or the NPPF requirements. The no policy option is not predicted as being likely to have any positive effects where they are not counteracted by potentially adverse effects as illustrated by the 'uncertain' effects.

Policy H01- Housing Development

Policy H02A - Land on west side of Old Haine Road, Ramsgate

Policy H02B - Land fronting Nash Road and Manston Road

Policy H02C - Land fronting Park Lane, Birchington.

Policy H02D - Land south of Brooke Avenue Garlinge

Policy H02E - land at Haine Road and Spratling Street, Ramsgate

Policy H02F - Land south of Canterbury Road East, Ramsgate

Policy H02G - Land at Melbourne Avenue, Ramsgate

Under policy adoption there are specific requirements that developments must undertake in order to be granted permission. One concerns the management of natural conservation sites and infrastructure provisions. The policy states that developments must not conflict with another policy, resultantly all SA objectives are positively met as alternative policies all provide positive impacts to the objectives. A no policy option would largely yield neutral impacts as there would not be a change in the status quo.

Policy H03 - Cliftonville West and Margate central

Under the proposed policy, housing in Cliftonville West and Margate central would have specific guidance to ensure a positive sustainability outcome was achieved and that updated or new residential accommodation actively contributed to the establishment of vibrant local communities. Policy adoption would ensure historic character and scale was preserved. A no policy option would largely yield neutral impacts as there would not be a change in the status quo.

Policy H04 - Housing at Rural Settlements**Policy H04A - Land at Tothill Street, Minster****Policy H04B - Land at Manor Road, St Nicholas at Wade****Policy H04C - Land at 71-75 Monkton Street, Monkton****Policy H04D - Land at Walter's Hall Farm, Monkton****Policy H04E - Land south side of A253, Cliffsend****Policy H04F - Land north of Cottington Rd, Cliffsend****Policy H04G - Land south side of Cottington Rd, Cliffsend**

Under the proposed policy, housing in rural settlements would have specific guidance to ensure a positive sustainability outcome was achieved. The developments must also comply with guidance of Policy H01 which provides positivity to all SA objectives and as such the effects would also be felt under adoption of the proposed policy. Additionally policy adoption would ensure historic character and scale was preserved; the requirement of bird surveys also shows environmental conscientiousness. Combining the requirements of the proposed policy with positive sustainability practices in relation to rural housing will occur. A no policy option would largely yield neutral impacts as there would not be a change in the status quo.

Policy H05 - Rural Housing Need

The proposed policy would release land for appropriate residential development, yet it could be to the detriment of environmental sustainability. In addition rural locations may be isolated from provisions and facilities, which may be detrimental for certain groups of first time buyers, particularly those with young families.

Policy H06 - New agricultural dwellings

The proposed policy has the potential to contribute towards the economy, rural housing supply, job creation and reducing the need for people to travel to access jobs, services and local facilities. However because neither option are specific about where development would occur, effects on the built environment, landscape, heritage, ecology and the water environment are uncertain. Potentially adverse effects have also been predicted in terms of energy and resource consumption as well as waste generation because new development will result, to a lesser or greater extent, in these effects. All of the negative and uncertain effects associated with both the proposed policy and no policy option can potentially be mitigated either by development management policies or the NPPF requirements. The no policy option is predicted to have both positive and negative effects, but the balance of this is unknown at this stage, as illustrated by the 'uncertain' effects.

Policy H07 - Care and Supported Housing

The proposed policy would undoubtedly increase the provisions and facilities available across Thanet. As such levels of deprivation and access to healthcare will enhance whilst it also indirectly provides the opportunity for employment. A no policy option could lead to unrestricted development within Thanet which could lead to excess demand upon current facilities and services. This could lead to the decline in the quality of life and increase deprivation across the area.

Policy H08 - Accessible Homes

By adopting the proposed policy, deprivation has the potential to be indirectly reduced by providing access to new development homes for wheelchair users whilst the developments would also have at least 20% built to lifetime standards meaning sustainability and the quality of housing would meet the demands of the local market. Subsequently the potential for positive impacts upon the objectives is largest through policy adoption to improve accessible homes. A no policy option could lead to unrestricted development within Thanet which could lead to excess demand upon current facilities and services. Similarly A no policy option may or may not meet future housing demands as plans are not known. As such sustainability would be negligible in comparison to policy adoption.

Policy H09 - Non self-contained residential accommodation

The proposed policy would induce sustainability across Thanet and is likely to yield a controlled impact across the region without fully restricting HMO locations. The uses of HMO's would not be fully restricted through the policy option, which would be a positive impact given that HMO's often provide student accommodation and low cost housing, thus a key demographic in Thanet would be accounted for and have suitable housing provisions without being to the detriment of the local area (e.g. in Broadstairs given its proximity to East Kent College and University Campus). It would take into account the specific local housing make up to ensure there is not an over saturation of such houses in one region and thus allow their spread across Thanet. It is specific in detail and guidance as it allows a controlled utilisation of the whole Thanet area as opposed to specific locations.

Policy H10 - Accommodation for Gypsy and Travelling Communities

Adoption of the proposed policy will ensure any new gypsy and traveller communities are appropriately placed to have access to existing services and facilities without placing undue stresses upon them. However support for creating appropriate sites may be to the detriment of environmental assets yet this is questionable due to existing legislation protecting such assets. The no policy option could allow unrestricted developments that may be to the detriment of local services and facilities.

Policy H11 - Residential use of empty property

The proposed policy states that developments must be compatible with nearby uses, which in turn could act as a catalyst for the improvement of local infrastructure and services. Policy adoption implements an all-encompassing policy that will be specific to housing but will also incorporate other policy benefits for the wider promotion of sustainability. A no policy option would largely yield neutral impacts as there would not be a change in the status quo.

Policy H12 - Retention of existing housing stock

Through the proposed policy, there would be the safeguarding of existing housing stocks. This would mean that a variety of housing types would be available to the market whilst also preserving other land that has not been identified for residential purposes by ensuring utilisation of existing assets. Similarly the social benefits would be the prevention of social upheaval of residents in favour of developments whilst also retaining existing services and infrastructure that will most likely currently service the area to an appropriate level without causing disruption. However the policy would not actively grow employment and economic upturn yet the clauses provide the flexibility to allow tourist developments and community facilities to grow, which indirectly would create employment. A no policy option commonly would not alter the status quo and in some cases would allow unrestricted developments which could be to the detriment of several objectives. As such adoption of the policy protects existing housing which has significant social implications whilst providing flexibility for economic growth in an appropriate sustainable manner.

Policy GI01 - Locally Designated Wildlife Sites

Adoption of the proposed policy would undoubtedly enhance the protection of wildlife sites. With that said A no policy option would not damage such assets due to existing legislation. However by adding local specificity and control through the proposed policy, adoption would ensure sustainability practices are upheld by new developments with the desire to enhance and connect designated wildlife sites.

Policy GI02 - Regionally Important Geological Sites (RIGS)

Comparably both options would offer protection to RIGS given that existing legislation is in place to protect such features. However the adoption of the proposed policy would be pertinent in order to meet specific environmentally related SA objectives. Yet if nothing is done it is unlikely severe adverse effects would occur given the existing legislation around geological areas of significance.

Policy GI03 – Protected Species and other significant species

Adoption of the proposed policy would undoubtedly enhance the protection of both wildlife and protected species. Many objectives regarding the protection of biodiversity and wildlife are met. With that said A no policy option would not damage such objectives due to existing legislation.

Policy GI04 - Amenity Green Space and Equipped Play Areas

The proposed policy has the potential to positive impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats.

Policy GI05 - Protection of Playing Fields and Outdoor Sports Facilities

Adoption of the proposed policy would be beneficial as it could help provide social benefits through preserving recreational facilities. Similarly the policy could preserve the associated health benefits of active recreation on the protected areas by encouraging and preserving exercise spaces. A no policy option would not actively support the aims of several objectives regularly yielding neutral impacts in comparison to the significant social benefits of the proposed policy.

Policy GI06 - Landscaping and Green Infrastructure

The proposed policy has the potential to positive impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats.

Policy GI07 - Jackey Bakers

Adoption of the proposed policy could help provide social benefits through an additional facility to utilise. Subsequent health and social benefits from exercise would also follow. The potential for expansions and increased footfall at the site could create more employment/business opportunities within the immediate vicinity. This could be through direct employment at the site or even through local business needing extra staff. A no policy option would not actively support the aims of several objectives. The overall benefits of the policy potentially outweighs the negatives as the site is not a new build and the environmental effects should not be on a large scale.

Policy QD01 - General design principles

The proposed policy will contribute towards a number of SA objectives, most notably where there is a likely improvement in the quality of housing stock. Additionally there is also the potential for increasing resilience to climate change and reducing the effect on climate change, through implementing robust design standards and reducing energy efficiency respectively. The no policy option is unlikely to impact on the SAS objectives as it will not alter the status quo

Policy QD02 - Living Conditions

The proposed policy has the potential to positive impact on the objectives by encouraging the natural drying of clothes and providing adequate space for refuse disposal. The proposed policy has the potential to have a number of positive effects, including indirect effects on a sense of place and the desire people have to live at certain location or in a given settlement, supporting the visitor economy by working with and enhancing the built environment and by requiring development to take into account and work with their setting including heritage areas and features. However the most significant effect of the proposed policy is the requirement for developments to take into account their surroundings, residential amenities and neighbouring buildings in order to have a on the landscape and townscape.

Policy QD03 - Advertisements

The proposed policy has an inherently positive effect on the creation of vibrant communities as there is a clear emphasis within the proposed policy text for the effects on amenity and public safety to be considered as part of any application for advertisements and the safeguarding of townscape character, through the consideration of specific aspects, such as the appearance and the illumination of advertising.

Policy QD04 – Telecommunications

The proposed policy has the potential to support the achievement of a number of the SA objectives by reducing the need to travel (e.g. supporting home working and reduced business travel) and supporting the creation of jobs and economic growth by ensuring that the communication infrastructure is also provided. Any potentially uncertain and/or adverse effects can be mitigated by implementing the suggested methods and at the local level also through development management policies.

Policy HE01 - Archaeology

The proposed policy has direct and indirect effects on the character and sense of place of settlements, helping to support the economy and visitor economy in particularly as visitor attractions in their own right and contribute to character of townscape. One major significant effect was predicted on SA objective 13. Adopting the proposed policy should be promoted as not only would it be beneficial to SA objective 13, but a succinct fully rounded heritage protection would benefit all objectives. The effects of the no policy option are uncertain because without specific policies in the Local Plan it is not certain to what extent the NPPF on its own would protect heritage assets, whilst future developments are not yet known which could be either positive or negative in relation to many of the objectives.

Policy HE02 - Development in Conservation Areas

The proposed policy has direct and indirect effects on the character and sense of place of settlements; helping to support the economy and visitor economy in particularly as visitor attractions in their own right; and contribute to the character of townscapes. Two significant beneficial effects were predicted on SA objectives 12 and 13 (to conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas; and to preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings).

Policy HE03 - Local Heritage Assets

The proposed policy will have direct and indirect effects on the character and sense of place of settlements, help to support the economy and visitor economy in particularly as visitor attractions in their own right and contribute to character of townscape. Only one significant beneficial effect was predicted on SA objective 13. Adoption of the proposed policy should be promoted as not only would it be beneficial to SA objective 13, but a succinct fully rounded heritage protection would benefit all objectives. The effects of the no policy option are uncertain because without specific policies in the Local Plan, it is not certain to what extent the NPPF on its own would protect heritage assets, whilst future developments are not yet known which could be either positive or negative in relation to many of the objectives.

Policy HE04 - Historic Parks and Gardens

The proposed policy will have direct and indirect effects on the character and sense of place of settlements, will help to support the economy and visitor economy in particularly as visitor attractions in their own right and contribute to character of townscape. Only one significant effect was predicted on SA objective 13 (To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings). The effects of the no policy option are uncertain because without specific policies in the Local Plan, it is not certain to what extent the NPPF on its own would protect heritage assets, whilst future developments are not yet known which could be either positive or negative in relation to many of the objectives.

Policy HE05 - Works to a heritage asset to address climate change

The proposed policy is likely to have direct and indirect effects on the character and sense of place of settlements, help to support the economy and visitor economy in particularly as visitor attractions in their own right and contribute to character of townscape. Only one significant beneficial effect was predicted on SA objective 13. Adopting the proposed policy should be promoted as not only would it be beneficial to SA objective 13, but a succinct fully rounded heritage protection would benefit all objectives. The effects of the no policy option are uncertain, because without specific policies in the Local Plan it is not certain to what extent the NPPF on its own would protect heritage assets, whilst future developments are not yet known which could be either positive or negative in relation to many of the objectives.

Policy CC01 - Fluvial and Tidal Flooding

Overall the proposed policy does not affect many of the SA objectives. The proposed policy could result in the restriction of housing developments by introducing measures to combat climate change or flood risk, though the positives are likely to outweigh any inhibiting of house building. However, the proposed policy will aid flood mitigation efforts but potentially at the expense of local archaeological and architectural integrity. The effects of the no policy option are negative as this would place various existing and future land uses at risk from flooding.

Policy CC02 - Surface Water Management

Overall the proposed policy does not affect many of the SA objectives. The proposed policy could result in the restriction of housing developments by introducing measures to combat climate change or flood risk through the implementation of sustainable drainage systems, though the positives are likely to outweigh any inhibiting of house building. However, the proposed policy will aid flood mitigation efforts but potentially at the expense of local archaeological and architectural integrity. The effects of the no policy option are negative as this would place various existing and future land uses at risk from inappropriate development.

Policy CC03 - Coastal Development

Overall the proposed policy does not affect many of the SA objectives. The proposed policy could result in the restriction of housing developments by introducing measures to combat climate change, flood risk and coastal erosion through the implementation of restrictive criteria for new developments. The effects of the no policy option are negative as this would place various existing and future land uses at risk from inappropriate development within coastal areas, particularly within 40m of the coastline or cliff top.

Policy CC04 - Sustainable Design

The proposed policy contains explicit design criteria that are likely to have significant beneficial effects on a range of sustainability objectives relating to transport, greenhouse gas emissions, waste minimisation, efficient use of resources and will also contribute towards reducing local atmospheric pollutants. The no policy option will have a largely neutral effect, though could have significant adverse effects on housing quality, which is likely to be the most prevalent form of development within the District.

Policy CC05 - Renewable energy installations

The proposed policy explicitly states a presumption in favour of renewable technologies within developments, assuming that there are no detrimental impacts, particularly visual effects. This supports a range of the sustainability objectives. The no policy option will have a largely neutral effect, though could have significant adverse effects associated with the continued use of fossil fuels.

Policy CC06 - District Heating

The proposed policy is unlikely to have an adverse sustainability effect. It is likely to have significant beneficial effects on transport, greenhouse gas emissions, waste minimisation, and efficient use of resources, and will also contribute towards reducing local atmospheric pollutants. The no policy option will have a largely neutral effect, though could have significant adverse effects associated with the continued use of fossil fuels as part of individual heating installations.

Policy CC07 - Solar Parks

The proposed policy will contribute towards the promotion of low carbon and renewable energy with associated benefits for environmental objectives relating to air quality, biodiversity etc. The no policy option results in neutral effects.

Policy CC08 - Richborough

The proposed policy explicitly states a presumption in favour of renewable technologies within developments at Richborough, assuming that there are no detrimental impacts, particularly biodiversity effects. This supports a range of the sustainability objectives. The no policy option will have a largely neutral effect, though could have significant adverse effects associated with the continued use of fossil fuels.

Policy SE01 - Potentially Polluting Development

The proposed policy result in beneficial effects because it would allow the District to control polluting development through the planning system. The policy will be beneficial in terms of improving air quality and the quality of water resources, as well as benefits for biodiversity. The no policy option performs negatively against the objectives as it provides no such control.

Policy SE02 - Landfill Sites and Unstable Land

The proposed policy is likely to affect the use / development of previously developed land. A beneficial effect is predicted because the proposed policy will ensure that developers have better understanding of the potential structural and design issues they will have to address during construction. As a result this could help to make development of PDL more viable and less risky for developers and give others the confidence that potential instability issues have been considered. This particularly important in areas with a dynamic coastline. The no policy option would not affect the status quo.

Policy SE03 - Contaminated Land

The proposed policy will have beneficial effect on land use by helping to provide a framework that would allow potentially contaminated previously developed land to be used for development. A no policy option is likely to have a neutral effect as other legislation would require developers to remediate their sites.

Policy SE04 - Groundwater Protection

The proposed policy would benefit objectives related to sustainable development, biodiversity and the protection of water quality. However groundwater is protected by other legislation so it is uncertain whether the no policy option would actually result in detrimental effects.

Policy SE05 - Air Quality

The proposed policy is more likely to result in beneficial effects than the no policy option because, by the use of criteria, it would allow the District to control polluting development through the planning system. The proposed policy would contribute towards promoting more sustainable, low emission forms of transport as well as providing beneficial effects in relation to both air quality and biodiversity.

Policy SE06 - Noise Pollution

The proposed policy would ensure that residents and other sensitive receptors are protected from unacceptable noise at both existing and future development locations.

Policy SE07 - Noise Action Plan Important Areas

The proposed policy would ensure that noise pollution is managed in line with the Environmental Noise Directive and ensure that that communities and residential amenity is protected from unacceptable noise.

Policy SE08 - Aircraft Noise**(Policy inclusion subject to the outcomes of the Preferred Options Revisions consultation)**

The proposed policy would ensure that housing would become increasingly viable and sustainable due to the concerted efforts to reduce noise pollution within potentially nearby developments. The knock on effects of this would be a happier residential population which could translate into increased social interaction and happiness due to happier opinion of the local surroundings. However, the policy stops short of addressing the impacts of noise nuisance on external spaces. A no policy option could allow potential developments to grow in undesirable locations near the airport which are noisy due to the airport activity.

Policy SE09 - Aircraft Noise and Residential Development**(Policy inclusion subject to the outcomes of the Preferred Options Revisions consultation)**

The policy would ensure that housing would become increasingly viable and sustainable due to the concerted efforts to reduce noise nuisance within potentially nearby developments. The knock on effects of this would be a happier residential population which could translate into increased social interaction and happiness due to happier opinion of the local surroundings. However, the policy stops short of addressing the impacts of noise nuisance on external spaces. A no policy option could allow potential developments to grow in undesirable locations near the airport which are noisy due to the airport activity.

Policy SE10 - Light Pollution

The policy supports objectives to conserve the character of the areas townscape and landscape as well as biodiversity by minimising the potential impacts of light spillage and pollution. A no policy option could lead to negative effects with respect to townscape and biodiversity.

Policy CM01 - Provision of New Community Facilities

The proposed policy supports objectives to maintain and enhance existing key facilities and services, especially local services such as those in rural areas. By protecting, and allowing for enhancement of such facilities it ensures that they are still available for the most vulnerable members of society. It also promotes more sustainable modes of travel by ensuring services are available at local level and can be accessed by cycling and walking, rather than reliance on private motor vehicles. Conversely, the no policy option is likely to perform adversely against these aspects.

Policy CM02 - Protection of Existing Community Facilities

The proposed policy supports objectives to provide and maintain appropriate access to key facilities and services, including healthcare and education. By protecting such facilities it ensures that they are still available for the most vulnerable members of society. Conversely, the no policy option would perform adversely against these objectives.

Policy CM03 - Expansion of Margate Cemetery

The policy indirectly enhance natural biodiversity by providing an increased land area that would be largely undisturbed. The no policy option would be neutral in terms of the SA objectives.

Policy CM04 - Expansion of Minster Cemetery

The policy indirectly enhance natural biodiversity by providing an increased land area that would be largely undisturbed. The no policy option would be neutral in terms of the SA objectives.

Policy TP01 - Transport assessments and Travel Plans

The proposed policy has the opportunity to promote more sustainable, low carbon modes of travel. However, it relies on a modal shift in travel behaviour from residents living within new developments. The no policy option would retain dependency on the use of private motor vehicles.

Policy TP02 - Walking

The policy has the potential to have a positive impact on the objectives by delivering new development that has good connectivity for pedestrians and considers disabled access. However, it relies on a modal shift in travel behaviour from residents living within new developments. The no policy option would retain dependency on the use of private motor vehicles.

Policy TP03 - Cycling

The proposed policy has the potential to positive impact on the objectives by delivering new development that has good connectivity for pedestrians and considers disabled access. Policy adoption would actively seek to increase safe and appropriate cycling provisions at the earliest opportunity within new developments and grow the cycling network across the District. There are numerous sustainability benefits for doing so, particularly regarding improved travel options, improved air quality and enhanced health all indirectly via the potential to reduce road traffic and vehicle use. Under a no policy option the status quo would ensure the effects would largely be neutral.

Policy TP04 - Public Transport

Adoption of the proposed policy to support the growth and active investment into public transport provisions has the potential to yield significant positive effects. The proposed policy would increase travel opportunities and reduce the number of vehicles upon roads which would have environmental and health benefits. Additionally it would increase the connectivity across the district and ensure all members of society have access to facilities, services and employment. A no policy option would not alter the status quo and as such would not actively seek to improve the public transport network.

Policy TP05 - Coach Parking

The proposed policy seeks to maintain and potentially enhance coach parking, which will have beneficial effects to the local tourist industry and for the local road network. Any development pressures applied to these sites, which might be experienced as part of the no policy option, is likely to lead to detrimental effects on the tourist industry as traveller stress is likely to be increased, and increased congestion on the local road networks, particularly during the tourist season.

Policy TP06 - Car Parking

The proposed policy seeks to maintain public parking provision, which will have beneficial effects to the local tourist industry and for the local road network. It is important that the proposed policy includes provision for requiring replacement parking should development of public car parks occur. Any development pressures applied to public car parks, which might be experienced as part of the no policy option, is likely to lead to detrimental effects on the tourist industry as traveller stress is likely to be increased, and increased congestion on the local road networks, particularly during the tourist season.

Policy TP07 - Town Centre Public Car Parks

The proposed policy seeks to maintain public parking provision, which will have beneficial effects to the local tourist industry and for the local road network. It is important that the proposed policy includes provision for requiring replacement parking should development of public car parks occur. Any development pressures applied to public car parks, which might be experienced as part of the no policy option, is likely to lead to detrimental effects on the tourist industry as traveller stress is likely to be increased, and increased congestion on the local road networks, particularly during the tourist season.

Policy TP08 - Freight and service delivery

The proposed policy seeks to implement appropriate standards for the servicing of businesses. This would reduce on street deliveries, which would have beneficial effects relating to local air quality and traffic congestion. The no policy option would potentially lead to a comparative lack of service bays if developers are not duty bound to provide appropriate provision within developments.

Policy TP09 - Car parking provision at Westwood

The proposed policy seeks to maintain parking provision at Westwood, whilst limiting the potential for increased parking provision associated with new commercial development. This would have beneficial effects on local air quality and the local transport network, as pollution and congestion associated with private car use is limited. The no policy option would retain dependency on use of private cars, which may result in an ongoing increase in pollution and congestion on the roads surrounding Westwood.

Policy TP10 - Traffic Management

There is minimal difference between the proposed policy and no policy option. Both options seek to enhance sustainability within Thanet and do so in similar ways given that the local policy regularly reflects the Traffic Management Act 2004. As such adoption of the proposed policy or the no policy option would be beneficial. Incorporating specific policy regarding traffic management would add an additional layer of protection to the District and ensure traffic management measures are implemented with the best interests of the local community at the core.

New Policy SPXX – Land at Manston Court Road/Haine Road

The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply. Any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The site is served by public transport, though available capacity on the highway network might be limited. The implementation of highway improvements is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.

New Policy HOXX – Land at Manston Road/Shottendane Road, Margate

The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply. Any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The implementation of highway improvements is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.

New Policy SPXX – New Implementation Policy

The proposed policy would ensure physical and social infrastructure provisions are adequately taken forward by the council, such that the phased implementation of the infrastructure requirements aids the efficient use of land, sustainable development and access to facilities. The policy would also be beneficial in terms of co-locating social infrastructure facilities so that the communities can get the most out of the new developments. The no policy option could result in a number of physical and social facilities not being adequately provided both to the detriment of the communities.

New Policy SPXX – Strategic Routes Policy

The proposed policy would ensure key roads and junction improvements are safeguarded for future works, such that they can support the implementation of the Thanet Transport Strategy. This would enable the district to develop key sustainable links between the local road access for which the policy is directed at but also access to the strategic road network and wider transport links. A no policy option could result in a worsening of current traffic conditions on the roads highlighted on the safeguarding map and prevent the District from attaining a sustainable transport network which is coherent and linked up with local and wider transport networks.

Sustainability of Thanet's Housing Allocation

The selection of housing allocation sites followed an allocation strategy; TDC screened sites for those that could be accepted or rejected after being appraised for their availability, suitability for development and the achievability of development. As a result of the SA process a number of the sites selected for allocation were identified as being likely to result in significant adverse effects or were not suitable in capacity and thus were rejected or mitigation was proposed.

Any sites that were 'call for site' locations (i.e. sites which are privately owned and have been proposed as potential redevelopment sites by local land owners) underwent a further appraisal to add depth to the housing land allocation process. This was to create a broad overview for potential sites which were generally larger proposals outside either the existing planning system or outside the districts urban confines.

Upon completion of the process appropriate housing developments sites have been identified and proposed as suitable for the Thanet district. To address these potential significant effects policies have been included in the draft Local Plan to ensure that if these sites are developed the relevant mitigation measures are put in place.

Sustainability Appraisal of the Employment Land Allocation

The selection of sites for employment land was subject to a single assessment stage. As a result of the assessment process a number of the sites selected for allocation were identified as being likely to result in significant adverse effects. Such sites were discounted and a final four suitable employment land allocation sites were noted and are subsequently detailed within Policy SP03 of the Local Plan. The sites considered suitable for employment land development in accordance to the assessment were:

- Manston Park;
- Eurokent Business Park;
- Thanet Reach Business Park; and
- Hedgend Industrial Estate.

To address any potential significant effects policies have been included in the draft Local Plan to ensure that if these sites are developed the relevant mitigation measures are put in place, as detailed within the Policy SP03 and other relevant policies.

In addition, employment land now proposed as part of a revised policy SP05 – Manston Airport Site has been subject to sustainability appraisal as part of these Preferred Options Revisions.

Next Steps

Following consultation it may be necessary to revise or update the SA report in response to specific comments on the SA process or its findings. The SA will also require updating if, as a result of consultation, the policies and allocations in the draft Local Plan are revised. With each revision any new or amended policies or allocations will be subject to SA and compared to the options or sites that were rejected earlier on in the plan preparation process. The SA may also require updating if the Planning Inspector makes changes to the draft Local Plan.

Once the Local Plan is adopted a Sustainability Statement will be produced. This will set out the indicators that will be used to monitor any of the significant effects identified in the SA. It will also summarise how:

- Sustainability considerations have been taken into account by the Local Plan;
- Comments on the Local Plan and SA Reports have been taken into account;
- The reasons for the choice of the preferred policies and allocations in light of the alternatives; and
- The indicators and approach to be adopted to monitor significant effects.

Draft Sustainability Appraisal monitoring framework

It is anticipated that the monitoring of the SA will take place annually alongside the monitoring of the Local Plan up to 2031 in the Annual Monitoring Report. The SA monitoring framework indicates that there is a strong overlap between the two processes.

Such monitoring will enable any unforeseen adverse effects to be identified at an early stage and necessary remedial action to be undertaken.

Contextual indicators describe the wider economic, social and environmental background in which the plan operates, such as life expectancy, unemployment rates and GCSE results. In addition some of the indicators (e.g. affordable housing completions and open space standards) have been taken directly from the Local Plan monitoring framework. The indicators will be revised following the assessment of the draft Local Plan policies and allocations in light of any specific effects that are identified during the assessment process.

Sustainability Appraisal conclusion

The Local Plan will ensure new developments across the Thanet District are designed in an appropriate manner to ensure sustainability in accordance to the Strategic Priorities of Thanet District Council. Several broad overarching policies are specifically contextualised where necessary by others to add a unified purpose across all policies and strive towards sustainable development. Mitigation processes have been proposed throughout the SA process where relevant in order to deliver a positive impact for every policy.

The land allocations for housing and employment allocations have undergone a robust appraisal to ensure only suitable sites are selected that are appropriate for their intended function.

Upon completion of the report it can be found with confidence that the draft plan is unlikely to result in significant adverse effects. The plan will promote social, environmental and economic sustainability for the Thanet district due to the cohesive but varied nature of the policies in place in order to attain the desired outcomes for new developments across the life of the plan until 2031.