

Thanet District Council
Thanet Local Plan
Sustainability Appraisal

REP/228764/002

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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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Ove Arup & Partners Ltd
8 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

ARUP

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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 English Heritage.

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 to frame the SA. The issues are set out in the baseline section of the main SA Report.

A series of criteria were set out for the SA in order to determine whether or not the draft Local Plan was likely to have positive or negative effects. These all link to a set of objectives that have been developed to reflect the key sustainability issues mentioned earlier. These objectives and criteria are set out in the table below.

Table 1: SA Objectives and Assessment Criteria.

Concern	SA Objective	Decision Making Criteria – will the policy?
Housing	1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	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.	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.	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.	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.	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.	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.	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 employment development at key sites within the District to support priority regeneration areas.	Increase the GVA per capita of the district’s population? Encourage sustainable development of key sites across the district likely to stimulate economic growth?

Concern	SA Objective	Decision Making Criteria – will the policy?
		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 area's natural landscape, semi-natural landscape and street scene to support the tourist economy.	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.	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.	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.	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.	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 the District's Air Quality Management Areas.	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.	Improve public transport links to key facilities for existing development? Ensure new development is appropriately serviced by public

Concern	SA Objective	Decision Making Criteria – will the policy?
		transport to enable access to key facilities? 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 region and beyond, including road, rail and air.	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	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.	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 PPS25.	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.	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	Encourage Compliance with WFD? Encourage compliance with the EC Bathing Waters Directive? Promote management practices that will protect water features from pollution?

Concern	SA Objective	Decision Making Criteria – will the policy?
Energy Sources	22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	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.	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 Appendix E of the main SA Report.

Table 2: Sustainability Appraisal Summary.

Policy SP01 - National Planning Policy Framework – Presumption in favour of sustainable development 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.
Policy SP02 - Economic Growth 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.
Policy SP03 - Land Allocated for Economic Development Policy SP04 - Manston Business Park 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.

Policy SP05 - Manston Airport

Adoption of the policy would provide sustainable impacts in that it would specifically preserve and protect environmental, cultural and heritage features of the local area through the creation of an Area Action Plan as recommended as part of the mitigation strategy. Noise and air pollution would also be mitigated meaning any future plans would ensure sustainability and viability both socially and environmentally. These impacts are largely reflective of existing legislation that would protect such assets under a no policy scenario but commonly the impacts of no policy option are unknown as future developments cannot be assessed as the plans are not known. Over saturation of facilities and services could occur under no policy option as guidance would not be provided to ensure the new local demands are appropriately met. Policy adoption is largely centred upon ensuring the Airport can be mixed use but also retain the potential to be an operational facility. The Area Action Plan for the airport should provide further mitigation and specific local development plan criteria in order to make sure that the unknown impacts are appropriately mitigated.

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 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, international airport 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.

Policy SP19 - Affordable Housing

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.

Policy SP20 - Development in the Countryside

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.

Policy SP21 - Safeguarding the Identity of Thanet's Settlements

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.

Policy SP22 - Protection and Enhancement of Thanet's Historic Landscapes

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.

Policy SP23 - 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 SP24 - Biodiversity Enhancements

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.

Policy SP25 - Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve

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.

Policy SP26 - Protection of Open Space

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.

Policy SP27 - Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds

The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives.

Policy SP28 - Quality Development

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.

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 generationaly 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 polices 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

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

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

<p>private motor vehicles. Conversely, the no policy option is likely to perform adversely against these aspects.</p>
<p>Policy CM02 - Protection of Existing Community Facilities</p> <p>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.</p>
<p>Policy CM03 - Expansion of Margate Cemetery</p> <p>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.</p>
<p>Policy CM04 - Expansion of Minster Cemetery</p> <p>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.</p>
<p>Policy TP01 - Transport assessments and Travel Plans</p> <p>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.</p>
<p>Policy TP02 - Walking</p> <p>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.</p>
<p>Policy TP03 - Cycling</p> <p>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.</p>
<p>Policy TP04 - Public Transport</p> <p>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.</p>
<p>Policy TP05 - Coach Parking</p> <p>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.</p>
<p>Policy TP06 - Car Parking</p>

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.

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.

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.

1 Introduction

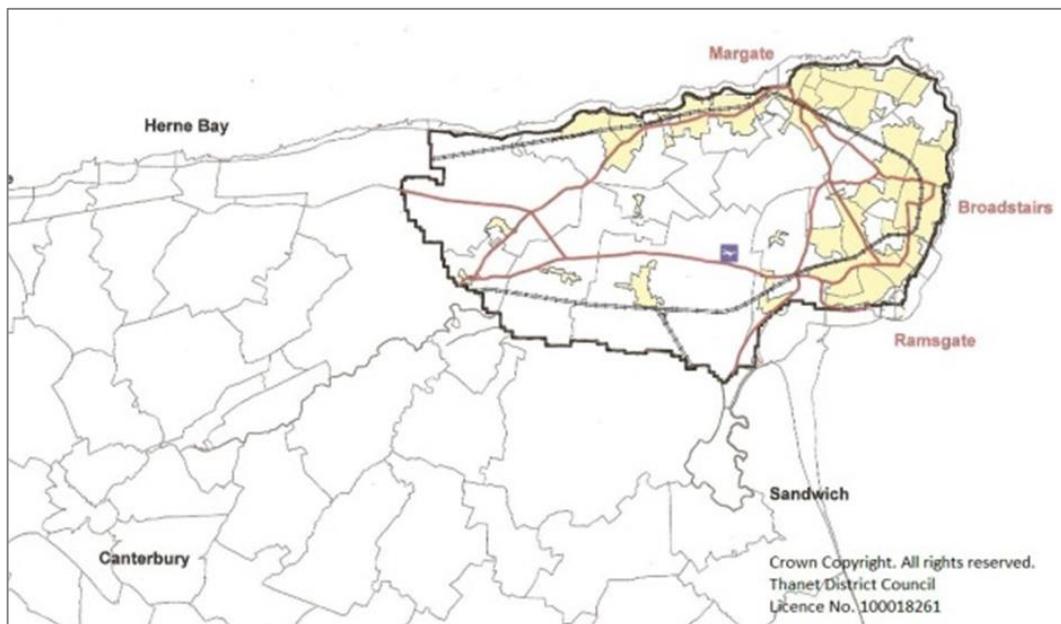
1.1 General Introduction and Background

The District of Thanet is located on the east coast of England, on the north eastern tip of Kent. Bounded by the English Channel to the north, east and south, the District is predominantly coastal. The District is bordered by the City of Canterbury District to the west, and the Dover District to the south. The district has an area of 103 square kilometres and a resident population of 134,400. There are 32 kilometres of coastline with attractive chalk cliffs and beautiful sandy beaches and bays making the area a vibrant coastal resort.

Thanet comprises of three main urban areas: Margate, Broadstairs and Ramsgate, which are all located on the coast. Interspersed between these are a number of villages and hamlets. As a consequence of the position of the three towns, almost the entire coastal area accommodates substantial built development. From Birchington-on-sea, via Westgate-on-Sea, Margate, Cliftonville, Kingsgate to Ramsgate there is limited undeveloped seafront.

The key transport networks into the area include the duelled A299 Thanet Way, which connects to the M2, the A28 Canterbury Road which links with the city of Canterbury and the A256 which serves as the link to District of Dover. Kent's international airport, formerly RAF Manston, is a hub for international travel. Ferry services (freight) are operated from Port Ramsgate¹, with the potential for passenger services in the future.

Figure 1: Location Map of Thanet District Council.



¹ <http://www.visitthanet.co.uk/>

1.2 Local Development Framework Background

Following the introduction of the NPPF and the Localism Act (2011) significant changes have been made to the scoping report document to reflect the evolution of the planning policy framework for Thanet; from an LDF comprising a Core Strategy and Site Allocations to a single Local Plan.

The new Local Plan will set out the planning policy for Thanet. It will include the ‘Strategy’ for spatial development of Thanet up to 2031, TDC’s policies for managing development in the District, and sites for achieving development requirements, including other land use designations. The purpose of the Local Plan is to provide a spatial strategy for development in Thanet and to provide a responsive and flexible supply of land for housing, employment and other uses, the future of town centres and other issues such as the role of Kent International Airport. This SA has assessed the policies to ensure that they are both strategic and site specific. This conforms to national planning policy and acts as a basis for local people to build upon with Neighbourhood Plans should they wish to do so.

While such matters have been subject to previous consultation, they have been re-considered and re-consulted in light of differing circumstances, such as the new planning policy guidance issued by Government.

As well as providing a strategic vision to guide development in Thanet, the Local Plan will provide a comprehensive set of generic development management quality development policies to replace those currently saved from the Thanet District Local Plan, which will act as the basis for determining planning applications.

Consultation on the issues and options for future growth took place in June 2013. After this, in January 2015, TDC undertook a further round of consultation on the preferred options Draft Local Plan - this included detail on policies and allocations.

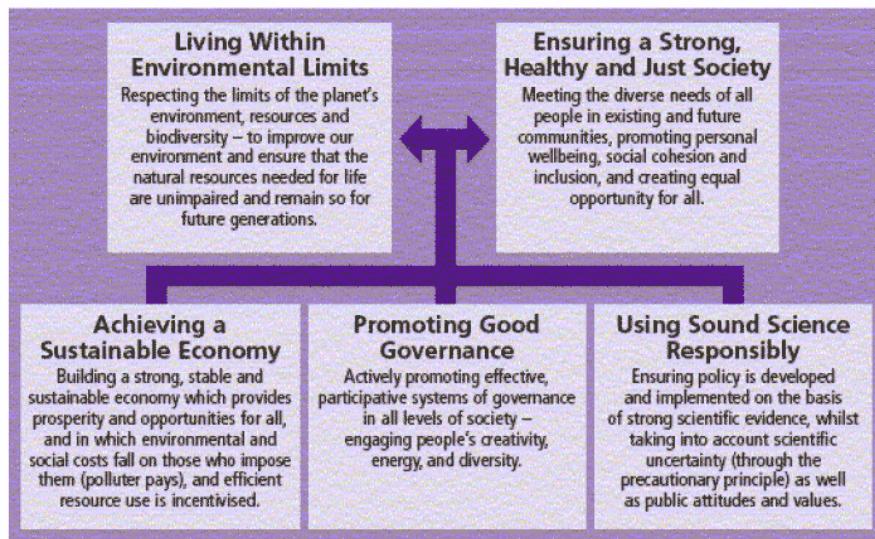
The Scoping Report was updated after a version published in 2009 underwent review. The new version was an opportunity to present a review of sustainability issues in relation to the emerging Local Plan and identify those that should be a particular focus for this SA. It was advised to update the baseline information, trends and issues for the District to enhance the sustainability appraisal of TDCs Local Plans. Baseline information was identified across a wide range of topics, help bring together key issues from an evidence based approach, with key trends and objectives for Thanet identified. A key output of the Scoping Report was the sustainability framework which was used to appraise plans and proposals.

1.3 Sustainable Development and the LDF

Under the *Planning and Compulsory Purchase Act 2004* (the Act), Sustainability Appraisal (SA) is mandatory for Local Development Documents as part of the plan making process. The process of undertaking SA assists planning authorities to fulfil the objective of integrating sustainable development principles into the plan making process and should not be seen as a separate activity.

There are a number of different definitions of sustainable development. The National Planning Policy Framework (NPPF) refers to the UK Sustainable Development Strategy *Securing the Future* in relation to its five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Figure 2: Guiding Principles in the UK Sustainability Strategy - Securing the Future.



Source: *Securing the Future*, HMG 2005

Sustainable development in England will be achieved partly through the planning system and by the policies within the NPPF assisting in fulfilling a number of roles under three dimensions:

- “an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”²

Spatial plans such as Thanet District Council’s Local Plan encompassing Core Strategy and Site Allocations can have a significant role in achieving the objectives of sustainable development. The 2004 Planning and Compulsory

² National Planning Policy Framework, Department for Communities and Local Government, March 2012

Purchase Act³ requires planning bodies, in preparing plans, to contribute to the achievement of sustainable development.

1.4 SA and SEA and Requirements for the Local Plan

1.4.1 Sustainability Appraisal

The SA is in accordance with the requirements of the European Strategic Environmental Assessment (SEA) Directive (2001/42/EC) and Statutory Instrument 1633 ‘The Environmental Assessment of Plans and Programmes’ Regulations (2004), the National Plan Policy Framework (NPPF) 2012 and Planning Practice Guidance (updated 2014).

Sustainability Appraisal is an iterative process that identifies and reports on the likely significant effects of a plan. It is a systematic and transparent process for informing decision making. It achieves this by testing the performance of the plan against a series of environmental, social and economic objectives which define sustainable development. The process identifies the adverse sustainability issues that need to be mitigated; alongside the opportunities for such enhancement. The SA subsequently provides the basis for improving the performance of plans.

In the context of the Local Plan:

‘the purpose of SA to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. It should be viewed as an integral part of good plan-making and should not be seen as a separate activity’.⁴

Sustainability Appraisals help planning authorities to fulfil the objective and to promote sustainable development in the preparation of plans. The 2004 Act makes SA mandatory for all DPDs (including Local Plans) and SPDs. In addition, SA helps planning authorities to deliver more effective DPDs and SPDs that can address the significant issues facing them.

1.4.2 Strategic Environmental Assessment (SEA)

The European Directive 2001/42/EC (SEA Directive) came into effect in the UK on the 21st July 2004 in the form of ‘*The Environmental Assessment of Plans and Programmes Regulations 2004 (SI2004/1633)*’. These regulations require that a Strategic Environmental Assessment (SEA) is undertaken on a range of plans and programmes, including certain planning documents. The objective of the SEA Directive is:

‘to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and

³ The Planning and Compulsory Purchase Act: 2004

⁴ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: ODPM, November 2005

'adoption of plans ... with a view to promoting sustainable development'
(Article 1, SEA Directive).

The SEA Directive, Annex II suggests the significance of effects of a plan relates to the characteristics of the plan as well as its implications. Annex II defines the criteria for determining the likely significance of a plan in regard to the following characteristics:

- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- Environmental problems relevant to the plan or programme; and,
- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

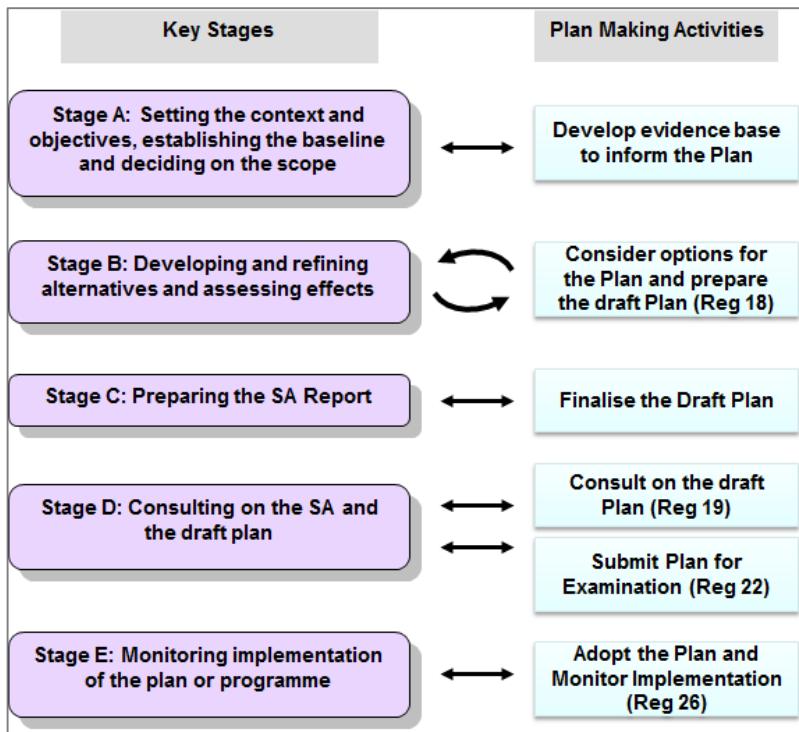
In relation to these characteristics it is clear the Local Plan can have a significant impact and influence when considered in the context of the SEA Directive. Therefore, when preparing DPDs and SPDs planning authorities must conduct an assessment in accordance with the SEA Directive.

1.4.3 Combined Sustainability Appraisal and SEA Process

Although the requirements to carry out SA and SEA are distinct, the Department for Communities and Local Government (DCLG, formerly ODPM) Plan Making Manual 2, the DCLG SEA Practical Guide (2005) and the Sustainability Appraisal Guidance (2005) propose that both can be satisfied through a single appraisal process⁵. They have produced guidance to ensure SAs meet the requirements of the SEA Directive whilst widening the Directive's approach to include economic and social issues as well as environmental. The DCLG are currently reviewing all their planning guidance including their Plan Making Manual, however in the meantime it remains valid. The guidance proposes that where reference is made to SA (in the application to LDFs) it should be taken to include the requirements of the SEA Directive. It should be noted that herein where reference is made to SA it should be taken to include the requirements of the SEA Directive. In practice these two processes are generally combined, provided that the matters relating to the Environment Report required by the SEA are clearly defined. The link between this combined process and its application to DPDs is illustrated in Figure 3.

⁵ <http://www.pas.gov.uk/pas/core/page.do?pageId=152450>

Figure 3: The SA and Plan development process.



Source: Planning Advisory Service.

Sustainability Appraisal differs from SEA in that it expands the focus of the assessment to include social and economic considerations. Therefore, the Local Plan has been subject to both assessment processes. However to avoid unnecessary repetition the results from the two processes have been documented within one report (this Sustainability Appraisal Report). The table below sets out the SEA requirements and where relevant information can be found within this report. For the avoidance of doubt the information in this SA Report meets all of the requirements.

Table 3: Signposting where the requirements of the SEA have been met

Required stages from the SEA Directive	Relevant section of this SA Report
(a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes (article 5)	Section 6
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan or programmes;	Section 7
(c) The environmental characteristics of areas likely to be significantly affected	Section 7
(d) Existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 7

Required stages from the SEA Directive	Relevant section of this SA Report
(e) The environmental protection objectives, established at international, community or member state level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 7
(f) The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 9
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 9 (where appropriate)
(h) An outline of the reasons for selecting alternatives dealt with and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Sections 2, 8 and 9
(i) A description of the measures envisaged concerning monitoring	Section 10
(j) A non-technical summary of the information provided under the above headings	Non-Technical Summary
<p><i>Consultation</i></p> <p><i>Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</i></p>	Scoping report consultation occurred in the Summer of 2014

The Guidance emphasises the importance of the following areas in conducting appraisals:

- Collecting and presenting baseline information;
- Predicting the significant effects of the plan and addressing them during its preparation;
- Identifying reasonable plan options and their effects;
- Involving the public and authorities with social, environmental and economic responsibilities as part of the assessment process; and,
- Monitoring the actual effects of the plan during its implementation.

1.5 The Local Plan Process

Thanet District Council is currently preparing a new Local Plan for the District - the Thanet Local Plan to 2031, which when finalised, will form the statutory planning framework for determining planning applications and will replace the ‘saved’ policies from the Thanet Local Plan 2006.

The Thanet Local Plan will set out the policies and proposals for the development and use of land within the District and help guide regeneration over the period to 2031. They are subject to independent examination and consultation and must be deliverable, viable and realistic.

Under the Planning and Compulsory Purchase Act 2004, Thanet District Council was required to carry out a SA of its Local Plan. The SA was used to inform each subsequent stage of plan production.

Paragraph 165 of the National Planning Policy Framework states that ‘a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the economic, social and environmental factors’. Table 3 demonstrates how this SA Report achieves these requirements.

Each stage of the SA followed approximately the same format as detailed in the following section. The detailed structure of each report was subject to review due to the iterative nature of the process.

2 Appraisal Methodology

2.1 Key Stages of the SA Process

The SA process, as defined in the DCLG SA and SEA Guidance 2005, must be applied to all DPDs and SPDs. This process that was undertaken is outlined below.

Table 4: Stages and tasks in the SA process

STAGE 1 PRE-PRODUCTION
<p><i>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</i></p> <p>Task A1: Identifying other relevant plans, programmes and sustainability objectives Task A2: Collecting baseline information Task A3: Identifying key sustainability issues and problems Task A4: Developing the SA framework Task A5: Consulting on the scope of the SA</p>
STAGE 2 PRODUCTION
<p><i>Stage B: Developing and refining options and assessing effects</i></p> <p>Task B1: Testing the Local Plan objectives against the framework Task B2: Developing the Local Plan options Task B3: Predicting the effects of the Local Plan Task B4: Evaluating the effects of the Local Plan Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects Task B6: Proposing measures to monitor significant effects of implementing the Local Plan</p> <p><i>Stage C: Appraising the effects of the Local Plan</i></p> <p>Task C1: Preparing SA report</p> <p><i>Stage D: Consulting on the SA and Local Plan</i></p> <p>Task D1: Public participating on the SA report and Local Plan Task D2: Assessing significant changes</p>
STAGE 3 ADOPTION
<p>Task D3: Making decisions and providing information</p> <p><i>Stage E: Monitor implementation of Local Plan</i></p> <p>Task E1: Finalising aims and methods for monitoring Task E2: Responding to adverse effects</p>

The SA identified and assessed the likely significant effects of the policies and site allocations of the Local Plan against economic, social and environmental objectives. This included appraisals of the options developed through the plan preparation process and policies and proposals contained within the Local Plan.

2.2 Adding value: influencing the content of the plan

The SA process adds value and transparency to the preparation of the Local Plan and the decision making process. This has occurred through the consideration of economic, social and environmental effects of the plan (including the no policy option) using a robust framework which is specifically designed to address the

issues and problems of TDC. The framework is described in Section 8 of this report.

Sustainability Appraisal as a tool, helps to ensure that the Local Plan meets the requirements of sustainable development as well as to ensure consistency and rigor in the plan process. The Government's SA guidance states that '*integration of SA into DPD preparation is fundamental to sound plan making*' (paragraph 3.19).

The SA reports provide a detailed commentary of how the SA has informed and influenced the preparation of the Local Plan and highlights the difference it has made.

2.3 Policy Context

This SA Report and the development of the Thanet Local Plan have taken into account the recent changes to the Planning System, including:

- The Localism Act 2011 which provides for the introduction of Neighbourhood Plans and the 'revocation' (abolition) of Regional Spatial Strategies (in the case of Thanet the South East Plan)
- The National Planning Policy Framework (March 2012) which simplifies national planning guidance, reemphasises the role of planning in supporting economic development, and requires each Local Planning Authority to produce a single Local Plan, with additional and supplementary planning documents only used when necessary.

3 Stages of the SA Process

This SA Report describes the results from the SA of the Local Plan Preferred Options and also fulfils the requirements of Stages B and C of the SA process as defined in the SA guidance note and illustrated in Table 4.

3.1 Scoping stage

The scoping stage (Stage A) involved collating information on the economic, social and environmental aspects of the district, identifying the main sustainability issues and developing sustainability objectives to allow the likely significant effects of the Local Plan to be assessed. The process is cyclic and has been carried out systematically from task A1 to A4 (see Table 4).

Scoping is a requirement of the SEA Directive and has been incorporated into a single document to inform the appraisal process. It has resulted in the development of an objective-led framework to overcome the issues identified in the baseline and policy review. This framework was used as a basis for assessing the economic, social and environmental effects of the plan.

3.2 Assessment stage

The assessment stage (stage B in Table 4) involved examining the likely significant effects of the Local Plan policies and site specific land use allocations, and the SA Objectives and assessment criteria (Table 1) were used as the criteria to assess effects.

The potential effects of the Local Plan, acting as a comprehensive planning document on its own, has also been accounted for. The impacts and combination between the plan and others such as the Local Transport Plan and the National Planning Policy Framework (NPPF) have also been accounted for.

Where potentially significant adverse effects have been predicted an accompanying mitigation strategy has been supplied. This will illustrate how to reduce the impact to a level where it is no longer likely to have significant effect.

3.3 Structure of the SA Report

In summary, the format of this SA report is as follows:

- Introduce the SA process and provide background/ context into preparation of the Local Plan (Section 1);
- Describe the method and purposes of the assessment, including the testing of the issues and options (Section 2);
- Describe the consultation that has been undertaken so far during the SA process (Section 4);
- Describe the appraisal of the Issues and Options (Section 5)
- Provide a review of relevant international, national, regional and local plans, policies and strategies describing the policy context and sustainability objectives relevant to Thanet(Section 6);

- Define the characteristics of the district (the baseline) and identify the key problems and sustainability issues (Section 7);
- Set out the framework for assessing the likely significant sustainability effects of the plan (Section 8);
- Assess the effects of the proposed Local Plan policies (Section 9);
- Outline the potential monitoring arrangements and indicators that could be used to monitor the likely significant effects predicted by the SA; and a description of the next steps that will be undertaken during SA process (Section 12).

4 Consultation Process

The SA process has included the following consultation stages (please note that stages described in brackets refer to those set out in Table 4):

4.1 Scoping (SA Stage A)

The Scoping Report was sent to the three statutory consultation bodies⁶ (Environment Agency, Natural England and English Heritage), for a consultation period between March and April 2013. The Scoping Report was also logged on the Local Plan consultation area of TDC's website and offices to allow others the opportunity to comment on the scope of the SA.

4.2 Development of the Draft Local Plan (SA Stage B)

The development of the draft Local Plan has considered a number of development options and these have been assessed by the SA. The assessment has been informed by dialogue and consultation with statutory consultation bodies and local stakeholders, including council members and officers from key council departments and local area forums that has occurred as part of the Local Plan development process.

4.3 Further stages

The SA will be subject to consultation as part of the Local Plan publication document consultation (i.e. Stages and D).

If, following consultation on the publication version of the Local Plan, changes are required that have not been subject to SA, then further SA work will be carried out. If this is necessary then this SA Report will be updated and consulted on at the same time as the updated Local Plan. We will produce a final SA environmental report for the Local Plan at publication stage. This will set out how the SA has influenced the Local Plan process from issues and options through to submission outlining any changes in the light of previous consultation work.

⁶ English Nature, the Countryside Agency and the environmental activities of Rural Development Service have been brought together to form Natural England (October 2006) - the new integrated government agency for the natural environment. Natural England acts as a statutory consultee on the SA along with the Environmental Agency and English Heritage.

5 Appraisal of Issues and Options

5.1 Options Appraisal

A fundamental part of the plan preparation process was the identification and assessment of options. A SA of the Local Plan options was required in order to arrive at the preferred options, and to comply with the requirements of the European SEA Directive. An appraisal of the issues and options associated with the policy themes was undertaken in May 2013.

The SA assessed, in broad terms, the likely significant effects of the plan options against the objectives of the framework, as set out in Table 1 of this report. It fulfilled the requirements of stage B (Table 4) of the SA process. The findings of the appraisal were reported in the Summary Interim SA⁷. It has also set out the options and outlined the reasons for selecting or eliminating them. This was performed in order to establish a relevant option that would promote sustainability across the district by meeting the demands of the objectives.

The Summary Interim SA appraised the strategic options proposed for plan components, such as whether housing should be located on the urban edge of existing settlements or whether there should be new settlements. These broad assessments influenced key TDC documents, including the Strategy for the Planned Location of Housing⁸ that was used to help identify potential housing sites within Thanet.

5.2 Housing and Employment Land Allocation

A comparative SA process was utilised for the assessment of housing land and employment land allocations across the District. At the issues and options stage of the SA process, broad options were tested such as the amounts and location of housing and employment land. Following this, housing sites submitted under the SHLAA process and current employment allocations and sites were assessed according to their suitability, availability, and achievability. Employment sites were assessed to determine which sites should be retained and which could be released for alternative development. This assessment is reported in Appendix A and has in turn helped the appraisal of housing and economic sites against the SA framework, as reported in Appendix E.

The process was utilised to assess all potential development sites, including those that are outside the existing planning policy framework or Thanet's urban confines. Upon completion of the comparative assessment, appropriate sites for housing and employment land, have been proposed across Thanet. This process is considered compliant and robust in assessing alternatives as required by the Environmental Assessment of Plans and Programmes Regulations 2004.

⁷ Arup (May 2013) Summary Interim Sustainability Appraisal

⁸ <https://www.thanet.gov.uk/publications/planning-policy/strategy-for-the-planned-location-of-housing/>

5.3 Developing the Options

The process of developing options involved extensive consultation with members of the public, local stakeholders and statutory consultees. These options ranged from broad strategic and spatial options (i.e. showing different levels of growth) through to detailed policy options.

TDC carried out a consultation on Issues and Options for the new local plan from 3rd June - 14 August 2013. Comments were invited on various options that could form new planning policies. TDC then considered the responses to that consultation, and comments made in the Summary Interim SA regarding the performance of the options against the sustainability framework.

In preparation for voluntary consultation on the preferred options in January 2015, TDC provided a suite of documents to aid the consultation process, one of which was the Justification for Preferred Options⁹. This document provided the rationale behind the decision making employed for selecting preferred options and the reasons why other options were rejected. Full details of this process and the justification for preferred options is presented in Appendix G.

⁹ <https://consult.thanet.gov.uk/consult.ti/TPODLP/viewCompoundDoc?docid=6061076>

6 Review of Relevant Plans, Programmes, Strategies and Objectives

6.1 Introduction

The Local Plan and the SA were influenced by many different plans and programmes. This is recognised by the SEA Directive which requires a review of relevant plans and programmes to be completed in the preparation of the SA document.

'the plan's relationship with other relevant plans and programmes' and 'the environmental protection objectives, established at international, (European) Community or national level, which are relevant to the plan...and the way those objectives and any environmental considerations have been taken into account during its preparation'.

Directive 2001/42/EC - SEA Annex 1 (a), (e)

Therefore, the first stage of completing the SA was to review relevant international, national, regional and local, policy guidance, plans and strategies. This ensures:

- the Local Plan and the SA framework are in line with the requirements of other relevant plans and policies;
- that inconsistencies or constraints are suitably dealt with;
- sustainability objectives, key targets and indicators are reflected in the SA; and,
- relevant baseline data is accounted for.

6.2 Document Review for Thanet

The 2009 Core Strategy Scoping Report identified a substantial list of PPPs (Policies, Plans and Programmes) relevant for the Thanet district. This list has been comprehensively reviewed, updated and rationalised by removing redundant or irrelevant policies, plans and programmes, so as to focus on those that are key and most recent and relevant.

The relevant PPPs are summarised in Table 5 below. The identification of relevant PPPs is an on-going process and the list will be updated once new PPPs become available and will be included in any subsequent SA Reports.

Table 5: Relevant Plans and Programmes.

International/European
<ul style="list-style-type: none"> • An European Biodiversity Strategy to 2020 (2011) • EU Energy Efficiency Plan 2011 • The Copenhagen Conference 2009 • European Landscape Convention 2009 (Became binding in 2007) • (The Air Quality Framework Directive) 1996, and subsequent Air Quality Directive (2008/50/EC) June 2008 • EU Directive 2008/1/EC: Integrated Pollution Prevention and Control

<ul style="list-style-type: none">● European Flood Risk Directive 2007● European Sustainable Development Strategy, May 2001● European Water Framework Directive, 2000● European Waste Framework Directive 92/43/EEC and daughter directives e.g.; Landfill Directive 99/31/EC● Delhi Summit on Sustainable Development● Kyoto Climate Change Protocol, 1997● European Sustainable Development Strategy● European Spatial Development Perspective● Convention on Biological Diversity, 1992● European Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (The Habitats Directive) 1992● European Directive 79/409/EEC on the conservation of wild birds● European Directive on Ambient Air Quality Assessment and Management● Convention on the protection of Archaeological Heritage
National
<ul style="list-style-type: none">● National Planning Policy Framework, March 2012● Health and Social Care Bill 2012● Healthy Lives, healthy People White Paper 2011● The Public Health White Paper 2011● The Localism Act 2011● National Planning Statements: Energy, Transport and Waste (2011-2012)● Water for Life 2011 The White Paper● Climate Resilient Infrastructure 2011● Carbon Plan 2011● Natural Environment White Paper – The Natural Choice: securing the value of nature (2011)● Laying the Foundations: A Housing Strategy for England, November 2011● Confident Brighter Communities, 2010● Noise Policy Statement for England, 2010● National Infrastructure Plan, 2010● The Conservation of Habitats and Species Regulations, 2010● Flood and Water Management Act, 2010● UK The UK Low Carbon Transition Plan: National strategy for Climate Change, July 2009● Renewable Energy Strategy, 2009● Soil Strategy for England, 2009● Flood Risk Regulations, 2009● Be Active: be healthy – A plan for getting the Nation Moving, 2009● Water Resources Strategy for England and Wales, 2009● The Planning Act, 2008● Play Strategy for England ,2008● Climate Change Act, November 2008● Energy White Paper – Meeting the Energy Challenge 2007● Habitats Regulations for England and Wales (amended) 2007● Waste Strategy for England, 2007● Heritage Protection for the 21st Century – White Paper 2007● Code for Sustainable Homes DCLG 2006● River Basin Planning Strategy: Water for Life and Livelihoods (Consultation), EA - Jan 2005● Safer Places: The Planning System and Crime Prevention 2004● Sustainable Communities: 2003● Rural Strategy, 2004

<ul style="list-style-type: none"> ● The Housing Act 2004 ● Sustainable Communities Plan 2003 ● The Homelessness Act 2002 ● A biodiversity strategy for England 2002 ● Waste Not Want Not – A Strategy for tackling the waste problem in England 2002 ● The Wildlife & Countryside Act (1981) as amended (most notably by the Countryside and Rights of Way (CROW) Act 2000) ● Waterways for Tomorrow, 2000 ● Air Quality Strategy for the UK. Working together for clean air, DETR – Jan 2000 ● Biodiversity 2020: A strategy for England's Wildlife and ecosystem services ● The UK Government Sustainable Development Strategy: Securing the Future: ● Saving Lives: Our Healthier Nation (White Paper), 1999 ● Making Space for Water: Taking Forward a Government Strategy for Flood and Coastal Erosion Risk Management in England. ● Saving Lives: Our Healthier Nation White Paper DoH, 1999
Regional
<ul style="list-style-type: none"> ● South East Biodiversity Strategy 2009 ● River Basin Management Plan – South East River Basin District 2009 ● Minerals Strategy: Proposed Alterations to Regional Guidance ● The South East Regional Sustainability Framework (RSF), 2008 ● Destination South East – Tourism and related sport and recreation ● England Rural Development programme (South East Regional Chapter) ● Regional Economic Strategy, 2006 ● Regional Housing Strategy, 2005 ● Sustainable Communities in the South East: Building for the Future ● Harnessing the Elements - South East Energy Efficiency and Renewable Energy May, 2003 ● Sustainable Communities in the South East, 2003
County
<ul style="list-style-type: none"> ● Local Transport Plan for Kent, t 2011-2016 ● South East Local Enterprise Partnership Business Plan 2011-2015 ● Growing the Garden of England: Environment and Economic Strategy, 2011 ● Growth without Gridlock Integrated Transport Strategy for Kent, 2010 ● Kent Design Guide ● Kent County Council Environment Strategy, 2010 ● Kent County Council Framework for Regeneration, 2009 ● Kent Prospects 2007 ● Active Lives: The Future of Social Care in Kent 2007 ● Kent County Council Equality Strategy, 2007 ● Kent Health and Affordable Warmth Strategy (2005-2008) ● Kent economic report- A review of the local economy and its Social and Environmental Context 2004 ● Bold Steps for education and commissioning. Plan for education provision in Kent 2012-2017 ● Kent Biodiversity Action Plan 1997 ● Kent Joint Municipal Waste Management Strategy ● Kent Waste Local Plan (Saved Policies) 1998 ● Kent Minerals Local Plan (Saved Policies) 1986-1997 ● Local Partnership Vision and Business Plan ● Kent Minerals and Waste Local Plan 2013-2030
Sub County
<ul style="list-style-type: none"> ● East Kent Sustainable Communities Strategy, 2009 ● East Kent Homelessness Strategy, 2008

<ul style="list-style-type: none"> ● East Kent Partnership Strategy, 2005 ● East Kent Local Investment Plan ● Cams Stour Catchment Plan ● Canterbury City Council LDF ● Dover District Council LDF ● North East Kent European Marine Sites
Local
<ul style="list-style-type: none"> ● Thanet Council Corporate Plan 2012-2016 ● Thanet District Council Transport Plan 2005-2011 ● Southern Water Strategic Direction Statement 2007, updated March 2011 ● Thanet District Council Housing Strategy, 2006 ● Thanet District Adopted Local Plan ,2006 ● Bus Strategy for Thanet ● Thanet District Strategic Flood Risk Assessment ● Thanet District Council Contaminated Land Strategy ● From Audit to Action – Thanet Crime and Disorder Audit Strategy: 2005 to 2008 ● Thanet District Council Policy on Flood and Coastal Defence ● A Sustainable Community Strategy for East Kent, 2009

The review process provided a valuable source of information and a framework for developing different components of the SA, specifically:

- Key national policies (including the National Planning Policy Framework) and sub-regional (county) plans, provided the planning context for Thanet;
- Local documents provided a valuable source of baseline information, and identified local priorities and objectives as well as conditions that the Local Plan and SA should adhere to; and,
- Several documents including existing appraisals provided sustainability objectives and indicators and guided the development of the SA Framework.

6.3 NPPF Review: Local Plan and Development Context

The Local Plan must be in conformity with the National Planning Policy Framework (NPPF). The NPPF came into force on 27th March 2012 and emphasises the importance of the planning system to contribute to the achievement of sustainable development. It sets out how planning process can accomplish this by meeting a number of requirements that are listed below:

1. Building a strong, competitive economy;
2. Ensuring the vitality of town centres;
3. Supporting a prosperous rural economy;
4. Promoting sustainable transport;
5. Supporting high quality communications infrastructure;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities;

9. Protecting Green Belt land;
10. Meeting the challenge of climate change, flooding and coastal change;
11. Conserving and enhancing the natural environment;
12. Conserving and enhancing the historic environment; and
13. Facilitating the sustainable use of minerals.

Many of these policy areas overlap with the SA objectives that have been developed for this SA. As a result the SA process can help to inform the development of the Local Plan and potentially identify areas where the Local Plan might not comply with the NPPF.

7 Baseline and Key Sustainability Issues

7.1 Scope and Purpose of the Baseline and Key Issues

The Environmental Assessment of Plans and Programmes Regulations 2004 require a discussion of the ‘relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme’ (Annex 1 (b)). In the case of SA the baseline and identification of key issues must also consider social and economic aspects in addition to the environmental issues specified in the SEA Directive.

The baseline review provides the basis for predicting and monitoring the effects of the LDDs. The sustainability issues identify positive or negative issues for Thanet relevant to the Local Plan that has the capacity to influence, optimising enhancement opportunities and minimising detrimental impacts associated with the plan.

The collation of baseline data and identification of sustainability issues has been completed for Thanet as a whole, and is therefore relevant to all documents in the Local Development Scheme. The baseline situation and key issues for Thanet will inevitably change over time, as such it is important that it is monitored and regularly revised.

7.2 Collating Baseline Information and Identifying Sustainability Issues for Thanet

7.2.1 Approach and Format

The baseline for Thanet was collated in a number of iterative stages. Firstly the review of plans and policies listed in Appendix B provided an initial understanding of the current situation in Thanet in terms of environmental, social and economic performance and enabled key sustainability issues for Thanet to be identified. This subsequently assisted in the development of the SA Framework.

Indicators were developed for each of the SA Objectives in the framework. Both qualitative and readily available quantitative information was collected for each of the SA Objectives.

It should be recognised that due to the interrelationships between the SA Objectives, the baseline data is often relevant to more than one objective. The data collection focused on identifying:

- The current situation in Thanet;
- The trend for Thanet; and
- Regional and national comparisons.

7.2.2 Problems and Constraints

Every effort has been made to provide an accurate baseline review. Production of the baseline has been effective at providing an understanding of current issues, and there is generally enough information available to enable an informed and detailed appraisal. However, during the collection of baseline data some problems were encountered placing limitations on data. This included:

- as the scope of the information required is wide, data has not been available for a number of indicators;
- the consistency between data sources;
- the availability of historic data; and
- the availability of up to date information.

As a result of the scale of data it has not always been possible to divide information up in a way which optimises its value e.g. by geographic area or by different communities or groups. For example, environmental data is often collected at a high level and it has not always been possible to collate at a more localised level.

Thanet is interlinked socially, economically and physically to adjacent areas and while trans boundary issues are important and need to be considered in the appraisal process, it was not possible to represent such complex issues in the baseline data collation; and,

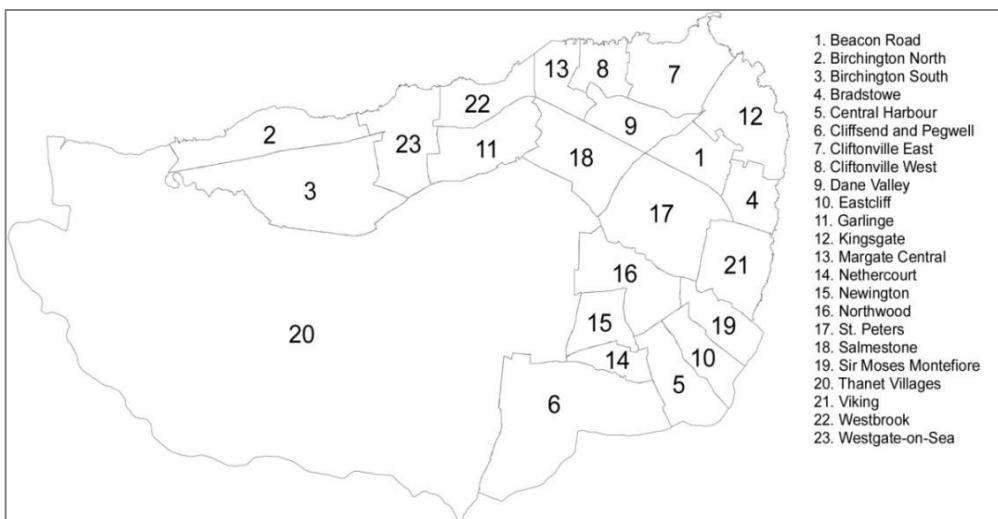
It is acknowledged that the baseline situation in Thanet is ever changing, thus baseline data can quickly go out of date, including the information within this SA Report. Every effort has been made to ensure the report contains up to date environmental data.

7.2.3 Future Baseline

Further consideration should be given to how data could be made available for the on-going data collection required during the implementation and monitoring of the Local Plan. This could include expanding the data managed through the central computerised resource for Thanet linked to Geographical information Systems (GIS), consistency of data type, aligning indicators across Thanet and where possible in the wider district and other areas, and the collation of new or evolving indicators.

7.3 Baseline

A review of the Thanet baseline conditions is given below, making comparisons on topics such as housing, employment, education and cultural heritage between Thanet, Kent, the South East and England. In order to make comparisons between the different areas within Thanet, Wards, which are electoral districts that form part of the UK administrative hierarchy, have been utilised. The different Wards of Thanet are shown in Figure 4.

Figure 4: Thanet District Electoral Wards⁴.

7.3.1 Geography and Situation

The District of Thanet is located on the east coast of England and on the north eastern tip of Kent. Bounded by the English Channel to the north, east and south, the District is predominantly coastal. The District is bordered by the City of Canterbury District to the west, and the Dover District to the south.

Thanet comprises three main urban areas: Margate, Broadstairs and Ramsgate, all located on the coast. Interspersed between these are a number of villages and hamlets. As a consequence of the position of the three towns, almost the entire coastal area accommodates substantial built development. From Birchington, via Westgate-on-Sea, Margate, Cliftonville, Kingsgate to Ramsgate there is limited unused seafront.

The key transport networks into the area include the duelled A299 Thanet Way, which connects to the M2, the A28 Canterbury Road which links with the city of Canterbury and the A256 which serves as the link to District of Dover. Kent's international airport, formerly RAF Manston, is a hub for international travel. Ferry services (predominantly freight) are operated by Transeuropa ferries to the Continent from Port Ramsgate¹⁰.

7.3.2 Demographics

Thanet's population has gradually increased in recent years with a net in-migration offsetting a negative natural change (births to deaths). In 2011, the population was estimated at 134,186 with 64,555 males and 69,631 females¹¹. Of these, around 79,000 are aged 16-64 (the approximate working age of the population).

The population of children and young people is similar to the England average for boys and lower for girls aged below 10, but has a higher than average for both

⁴ <http://www.kent.gov.uk/NR/rdonlyres/91197ED9-F552-4D4D-9206>

¹⁰ <http://en.wikipedia.org/wiki/Thanet>

¹¹ <http://www.neighbourhood.statistics.gov.uk>

boys and girls for 10 to 19 year olds. Thanet's population exhibits a considerable smaller proportion of under 50s compared to the England profile. As a popular coastal location, Thanet attracts people of retirement age with the largest section of the local population are the over 64's accounting for 40% of residents¹². The related effect of high numbers of elderly residents is a low, and decreasing, proportion of people of working age, between 16 and 64, and a lower than average percentage of residents aged between 0 and 15¹³. This demographic skew towards an older population has been a characteristic of the area since at least the 1991 census.

7.3.3 Population projection

Population projections from the Office for National Statistics (ONS) show a rise in all age groups over the next five years (except the 5 to 19 range) with the largest percentage rise occurring in the 65+ age group. This is predicted to increase by 12% in 2015. The overall population projected increase for Thanet for 2015 is 3.3% and would result in the size of population just under 136,000. This will have an impact on health services because people over 60 will generally have greater health needs and service usage.

In the coming years the population over 65 and 85 is expected to grow significantly placing increased demand on local health services. Thanet's seaside location and relatively low property prices attract high numbers of unemployed and asylum seekers to the District. These dependent and vulnerable groups have led to, especially in the more deprived areas, a highly transient population abundant with people with support needs.

Figures from the Office of National Statistics show that the population of Thanet is predominantly white, although there are increasing concentrations of people from different Black and Minority BME backgrounds.

Table 6: Population by ethnicity for Thanet in 2011.

	Thanet		England	
	Number	%	Number	%
All people	134,186	100%	53,012,456	100%
White	128,194	95.5%	45,281,142	85.4%
BME	5,992	4.5%	7,731,314	15%

Source: 2011 Census Table KS201EW

Thanet has a number of ethnic minority populations. National census data from 2011 shows the largest of which 'White other' makes up 4.2%. ¹⁴More detailed figures of ethnicity breakdown showing 'white: other Eastern European' to be the largest ethnic minority with 0.85% of the total population. Thanet's ethnic minorities are not evenly distributed across the District, but rather concentrated in the wards that are the most socially and economically deprived. One such group

¹² <http://www.nomisweb.co.uk>

¹³ Thanet Local Plan Background Paper: Housing.

¹⁴ http://www.kent.gov.uk/your_council/kent_facts_and_figures/equalities_and_diversity/ethnic_profile.aspx

categorised as ‘white: other white’ have high representations in Cliftonville West (18.2%) and Margate Central (8%) and. This clustering of ethnic minority populations is likely to be a result of net in-migration from EU countries into the more socially and economically deprived areas of Thanet.

7.3.4 Economic Trends and Performance

In a study of resilience to economic downturns Thanet was poorly rated at 295th out of 324 districts¹⁵. From 2002 to 2007 Kent saw an increase of 11.9% in VAT registered companies compared to an increase of just 1.7% in Thanet during the same period.

In 2011 3,875 VAT companies were registered in Thanet across a number of industries including Wholesale and Retail (730 companies), Construction (510 companies), Hotels and Restaurants (390 companies) and Manufacturing (220 companies). Overall for Thanet the number of business ‘births’ have increased 3.9% from 2010-2011, although the percentage growth is considerably less than on average across Kent, (15.1%), and in Great Britain as a whole (11.7%)¹⁶. Also, business closures are down compared to last year, and the decline in Thanet 10.9% was higher than the decline in Kent (-4.5%) was lower than nationally (-8.0%)¹².

According to 2011 Business Register and Employment Survey (BRES) data Thanet’s employment growth in 2011 was -2.36%. The South East figure was -1.06% and England’s figure was -0.25%. The recession has contributed to this as the whole country has seen negative growth in the national economy for a number of years. Table 7 shows a decrease in business survival rates between 2012 and 2011.

Table 7: Thanet Key Economic Indicators

Thanet Economic Indicators.	2009	2010	2011	2012
% 16-64 claiming out of work benefits	14.9	17.2	17.6	17.3
Unemployment rate (%)	3.2	5.1	5.2	5.6
Median Gross weekly Workplace earnings (£)	383.7	375.9	370.3	392.1
Median Gross Weekly Resident Earnings (£)	426.3	423.4	402.9	412.5
Employment Rate (%)	63.5	70.9	73.2	70.5
Total Employees	39,600	40,100	38,700	39,700
Stock of businesses	3,650	3,625	3,630	3,560
3-year Business Survival Rate (%)	59.8	61.9	63.4	60.4
GVA per Head (£)	12,601	13,250	13,602	13,239
% Employees in the Knowledge Economy	9.7	9.4	9.7	9.4
% NVQ4+	21.7	17.3	20.7	24.5

Source: Kent Economic Indicators 2012

¹⁵ "Thanet least resilient to economic woe, research finds". BBC News. 9 September 2010

¹⁶ <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Economy/Business-Demography-2011.pdf>

Since 2001 Thanet's GVA (Gross Value Added) increased from £9,405 per capita to £13,239 (38.5% increases). However, the Thanet figures are still significantly lower than the Kent average¹⁷.

Tourism is an important sector in Thanet's economic performance supporting 10% of the workforce and worth 2.5 million.¹⁸ Tourism and the green sector (e.g. renewable energy) are growing and comprise a larger proportion of total businesses in comparison to the South East region and England.

Public Services, including education and health are the largest employer in the district, accounting for 35.3% of the workforce¹¹. The proportion of people that are home working is relatively high in the District. Skilled trades and caring, leisure and other service occupations are dominant, and Thanet has fewer professional and managerial occupations than the South East and also England although the number of people employed in these occupations has been rising for the last few years.

7.3.5 Employment

Thanet's history of economic problems is reflected in a persistently high unemployment rate, which has consistently been above regional and national averages. During the growth period between 1995 and 2007 the unemployment numbers decreased, and at a slightly faster rate than national rates and by 2007 the gap between the unemployment rate in Thanet and that in Kent (and England) was the smallest it had been for a decade. However following the 'credit crunch' in 2007 and the subsequent economic recession that has struck the national economy in late 2008 the progress made in closing the gap with national economic performance achieved over the previous decade has been reversed. Thanet has been hit particularly hard with unemployment increasing faster than regional and national rates. With unemployment levels at almost three times that of the south east and twice the national average a significant and increasing gap between the rates of unemployment in Thanet, peaking in February 2012 at 6.1% compared to Kent 3.2% the South East (2.4%) and National (3.7%)¹⁹ averages remains. Thanet also has the highest youth unemployment rate in the Kent County Council area at 13.4% of 18 – 24 year olds.

A clear disparity in the employment rates and types can be seen between the different Thanet Wards, and is shown in Figure 5. Comparing the deprived area of Cliftonville West against the relatively affluent Thanet Villages, for example, shows that Thanet Villages have a substantially higher economically active population (76.8%) compared to Cliftonville West (64.7%). This social gap is highlighted further when comparing employment by occupation that shows the Thanet Villages having 16.9% working as managers and senior officials, and 11% working as professionals compared to 12.2% and 6.9% respectively for Cliftonville West¹². The differences in employment trends are not restricted to comparisons between rural and urban wards. Comparing Cliftonville West against

¹⁷ <http://thanet.gov.uk/publications/planning-policy/thanet-local-plan-monitoring-report-april-2011-to-march-2012/economic-development-and-regeneration/>

¹⁸ www.Thisiskent.co.uk

¹⁹ www.kent.gov.uk : Business Intelligence Statistical Bulletin – January 2013

Eastcliff, another predominantly urban ward close to Ramsgate, shows that Cliftonville West has 5.2% less economically active people than Eastcliff¹².

Around a quarter of all enterprises in the area have turnover below the VAT threshold – this includes a significant number of self-employed people.

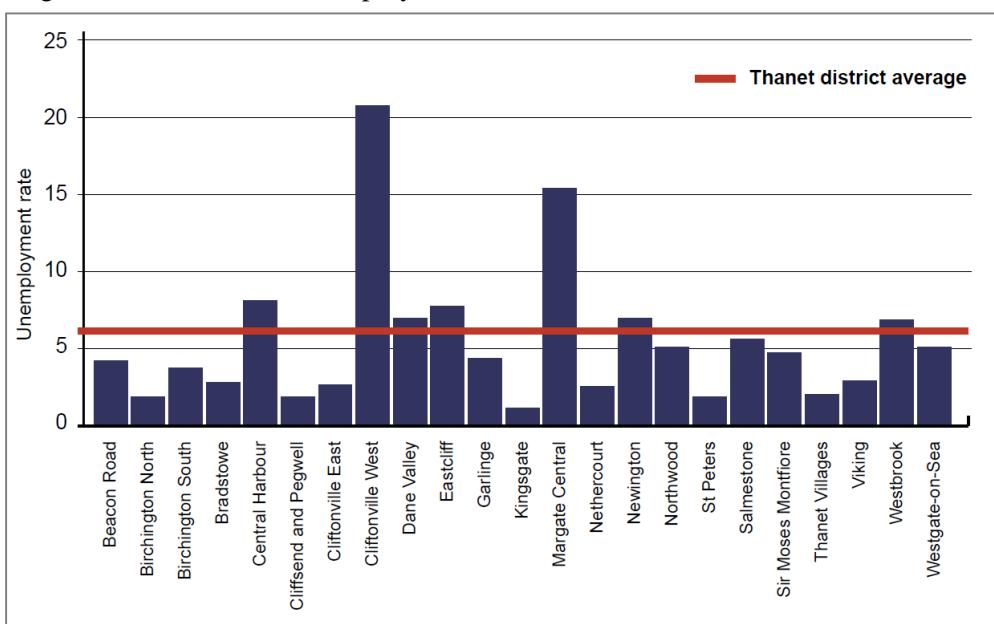
Nationally over 30% of employees work for a business that employs 200 or more workers. In the Thanet area it is less than 20%. By contrast, over a quarter of people work in a firm employing fewer than 10 people, nationally it is one fifth.

The differences in employment trends are not restricted to comparisons between rural and urban wards. Comparing Cliftonville West against Eastcliff, another predominantly urban ward close to Ramsgate, shows that Cliftonville West has 7.8% less economically active people than Eastcliff¹².

Note: Official figures such as the official labour market statistics (Nomis) are based on the idea of a 'working age'. For most figures the age bracket 16-64 has been used to measure this, but changes to retirement age make this an estimate rather than exact number for 'working-age'.

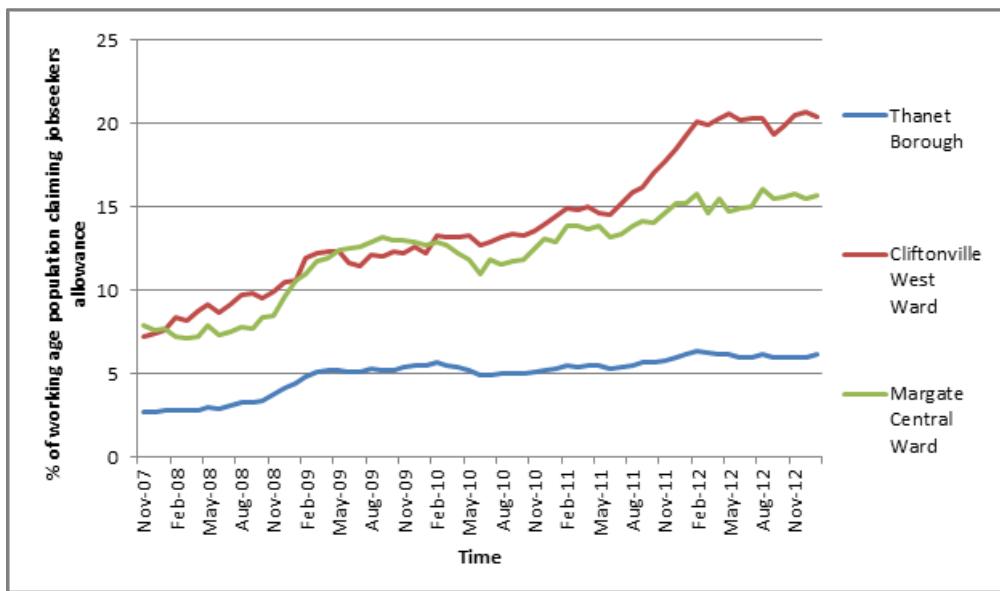
The following chart shows Job Seeker Allowance (JSA) claimant rates since November 2007. The rates for the two wards have not reduced in line with the district and national rates.

Figure 5: Thanet Ward Unemployment Rates.



Source: nomisweb.co.uk

Figure 6: Percentage of Working Age Residents claiming job seekers allowance from 2007 to 2013.



Source: nomisweb.co.uk

Since 2007 the percentage of the working age population claiming Jobseeker's Allowance has increased from 2.7% in November 2007 to 6.1% in January 2013. At a ward level this trend is also evident. However in the last 18 months Cliftonville West Ward has experienced even greater increases than the District as whole or other similar wards such as Margate Central with approximately 1 in 5 people of working age claiming the Jobseeker's Allowance.

7.3.5.1 Employment Space and Land Provision

The estimated stock of employment premises shows that the number of premises in Thanet is spread evenly across the three main employment uses, namely offices, factories and warehouses, at approximately 500 premises each. These amounts compare reasonably well with the rest of the districts in the East Kent Area, being greater than the amounts in Dover and Shepway, and not significantly less than that of Canterbury and Ashford. However, in terms of the number of office premises, the majority of other districts in Kent have a greater number of offices than the other employment generating uses, with only Gravesham having a lower stock of office premises, in Kent, than Thanet.

Thanet contributes much more significantly with industrial stock than office stock, in terms of overall floorspace, being close to the median of all south east districts. Other than new retail developments which have taken place across East Kent, there has been little new commercial development, when compared to the rest of the south-east. In terms of the amount of floorspace available in the district, in April 2008 there was approximately:

- 100,000 m² office floorspace,
- 335,000 m² of factories and

- 155,000 m² warehousing space.

The total amount of employment floorspace is the second lowest out of the East-Kent Districts, with only Shepway having less. Like the overall stock, the amount of Office floorspace in Thanet is lower than the other districts, with office accounting for only 17% of the stock in the district. Factories account for 56% of the stock, whilst warehouses account for 26% of the stock²⁰.

In terms of changes to stock of employment premises figures taken from the Thanet Employment Land Review 2010 suggest there was an increase of 17,000m² between 2005 and 2008, which is equivalent to 3% of the stock. This is the highest overall increase compared to other districts in East Kent. The largest gain in Thanet was in Office space adding 15,000 m² to its stock, a similar amount to Ashford. A decrease was seen in the amount of factory floorspace across all Districts with the exception of Dover. Thanet saw a loss of 5,000 m², less than Ashford and Canterbury, but more than Shepway.

Due to the lack of new development, supply tends to be dominated by poorer, second hand buildings, rather than new or refurbished accommodation. Land values remain depressed in East Kent peripheral locations, whilst values in more active commercial locations have improved. The depressed values are primarily a result of an over-supply of land, and poor infrastructure. The average value for industrial land in 2006, in Dover was £180,000 and Thanet £150,000 per acre.

Vacancy levels provide an indication of the balance between supply and demand for employment premises. Consultation with TDC has revealed that vacancies are limited, particularly since the demolition of Grupo Antolin.

Employment land allocations established over previous Local Plan periods have remained vacant, and there is strong competition from elsewhere in Kent. Thanet has a significant amount of land available in public ownership that is serviced and available for development. Thanet District Council is currently reviewing its strategic site allocations within the Employment Land Review which is being carried out as part of the Local Plan process.

7.3.6 Education and Skills

In 2011 8% of people in Thanet aged 16-64 had no qualifications compared to a regional average of 7.9 and national average of 10.6% and whilst 29% of residents have a qualification at NVQ4 or higher this is still significantly lower than the regional 36.9% and the national average of 32.9 %¹².

GCSE results for 2011 show 69.1% of pupils obtained 5+GCSEs at Grade A-C, which compared poorly in relation to other Kent districts including Dover 74.2% and Canterbury 77.1%

The distribution of residents in possession of qualifications is uneven across the District. Within the Ward of Newington, 53.5 % of people are without a qualification or level of qualification is not known. This is the worst in Thanet, 17.7% worse than the national average and 17.4% worse than the nearby

²⁰ Thanet Employment Land Review 2010

Bradstowe Ward, Margate Central and Sir Moses Montefiore also have far fewer residents with higher qualifications, 9.0% and 9.5% respectively, than both the National average (20.4%) and that of Bradstowe (20.5%).

7.3.7 Transport

7.3.7.1 Existing Transport Network

Thanet has long been perceived as isolated from London, the M25 and access to other parts of the country. The District and County Councils, Government and European agencies have realised that considerable investment would be needed to overcome this perception. In recent years a number of transport connections have improved significantly. Thanet is connected to the UK motorway network via the A299 Thanet Way (a dual carriageway), which links the District to the M2. The A254 (Ramsgate Road) and A255 (St Peters Road) connect Margate to Ramsgate and Broadstairs. The recently completed East Kent Access Road (A256) provides a fast connection to the A20/M20 at Dover and to the Port of Dover and Channel Tunnel. The Access Road also links Thanet with other major economic assets such as Manston, Kent's International Airport (6 miles from Margate), the Port of Ramsgate and Discovery Park to the UK's main arterial road network in less than 60 minutes. Additionally, the introduction of High Speed 1 rail services in 2009 has reduced commuting from central London to Ramsgate to 76 minutes and Margate to 88 minutes.

Whilst the district does have a number of good transport links it is still on the periphery of Kent and the South-East, and in particular its proximity to London is poor compared to the rest of the south-east.

7.3.7.2 By Air

Thanet's Manston Airport is currently closed after passenger and freight operations ceased in May 2014. Previously, Manston Airport predominantly handled freight, catering for around 32,000 tonnes a year, and which was forecast to grow to 400,000 tonnes by 2033²¹.

In addition to freight cargo the airport operated a number of chartered passenger services to selected destinations. It has a runway capable of handling fully laden Boeing 747s. In 2011 figures indicate that it handled 37,000 passengers and 27,000 tonnes of freight per annum. Dutch airline KLM operated a shuttle service to Schiphol Airport in Amsterdam where a significant number of onward connections can be accessed by UK customers. A Masterplan for the Airport produced in 2009 estimated a significant increase in passenger and freight numbers for the airport to 2033 along with details of future airport expansion such as a new terminal building. Manston airport has currently been purchased for redevelopment, though studies assessing the viability for continued airport use are ongoing.

²¹ Freight action plan

Lydd Airport near Ashford is easily accessed from Thanet. The Airport is currently awaiting the Public Inquiry decision on its application to extend its runway as well as a new terminal building capable of processing 50,000 passengers per year. The proposed developments may have knock on effects and implications for the Thanet district in terms of economic regeneration, infrastructure improvements and traffic.

7.3.7.3 Private Transport

Although there is some peak hour congestion, Thanet generally enjoys comparatively free-flowing traffic conditions despite over half (55.8%) of work journeys being made by car. Access to private transport is an indicator of the social disparity within Thanet, and within some of its Wards, such as Margate Central, the proportion of households without a car or van are significantly higher (52. 94%) than both the national and Thanet averages at 25.8% and 29.8%¹¹ respectively. It is expected that the extensive network of bus services in the area is a result of the low car ownership rather than a positive encouraging factor to low private car ownership.

7.3.7.4 Public Transport

Thanet's bus service provider is Stagecoach. Bus usage nationally, which was declining, has now started to grow. Closer examination reveals that growth in London and the other metropolitan areas disguises a drop elsewhere. Bus use in Thanet, however, remains relatively high (10% of trips in 1998) with an annual growth of around 2% year on year²².

7.3.7.5 Community Transport

Thanet Community Transport Association provides accessible minibuses for residents who are unable to use other public transport. This is a door-to-door dial-a-ride service timetabled to operate to/from selected destinations each day.

7.3.7.6 By Rail

Within Thanet District, the rail network connects the main centres of population via seven stations. These provide links within Thanet, to other major centres in East Kent as well as to London and beyond. The principal stations are Ramsgate, Broadstairs and Margate, with routes in three directions:

- London via Faversham and Chatham;
- London via Canterbury and Ashford;
- Dover and Folkestone via Sandwich.

In addition the Introduction of the High Speed Domestic Rail Service at the end of 2009 has reduced the travel time to London St Pancras from Ramsgate via Ashford to 76 minutes. For purposes of comparison, the mainline journey time to

²² Thanet District Transport Plan 2005-2011, Thanet District Council

London Victoria is around 2 hours and to London Charing Cross up to 2 hours and 30 minutes.

Limited facilities currently exist for the carriage of cycles, although the recently introduced Class 375 units do have wheelchair spaces, which can be used for cycles. The Channel Tunnel Rail Link has benefited the UK as a whole but has led to substantial job losses in the cross channel ferry industry.

7.3.7.7 By Sea

Ramsgate Port handles freight traffic and has passenger ferry capacity. The Port is operated by Thanet District Council. Ramsgate Marina also enables private vessels to be moored.

7.3.7.8 Pedestrians

Thanet has a road network which mostly accommodates footways on both sides, not only in the main towns and seaside villages but also along the distributor routes connecting them. Public Rights of Way network offers walkers (and sometimes horse riders and cyclists) a good connection across open countryside to the coast, rural settlements and end destinations, with some circular walks offering superb views of both coast and countryside combined. The Thanet Coastal Path follows the longest stretch of chalk coastline in the country, the route having been set up in the 1990s.

In March, 2004 Thanet District Council published its Walking Strategy ‘Feet First’. This is intended to compliment Kent County Council’s ‘Walking Strategy for Kent’ published in 2001. It includes an agreed network of multi-purpose walking routes to be developed and on which work has now commenced.

7.3.7.9 Commuting

With regards to people commuting into the district to work, this is the lowest in Kent, with 87% of people working in the District also living there. This indicates that Thanet has a small employment catchment and cannot attract a large number of people from outside the district to work there, demonstrating the relative lack of employment opportunities. In contrast only 38% of people who work in Dartford also live there. More people therefore travel out of the district to work, than those that travel to work in Thanet. The total number of people working in Thanet District is 40,694 (2001). This net out-commuting suggests that there are insufficient jobs to meet the needs of the local population, let alone attract employees from outside of the District. Table 8 summarises the amount of commuting out of the district.

Table 8: Commuters Out of Thanet

Destination	Number	Percentage
Within Thanet	36,812	74%
Dover	4218	9%
Canterbury	3673	7.4%

Destination	Number	Percentage
Greater London	1293	2.4%
Inner London	847	1.6%
Shepway	435	0.9%
Swale	449	0.9%
Ashford	403	0.9%
Maidstone	379	0.8%
Other in Kent	334	0.6%
Outer London	331	0.6%
Medway	272	0.5%
Other outside Kent	189	0.4%

(Source: TDC Employment Land Review May 2010)

Approximately 30% of people living in the District commute out of Thanet to work. Out-commuting levels are the greatest to Dover and Canterbury, with a significant number also commuting to London.

Thanet District Council are currently preparing their transport strategy and associated transport plans with a horizon period up to 2031, and is consistent with the emerging Local Plan, hence the previous Transport Plan 2005-2011 represents most recent data in most cases.

7.3.8 Deprivation

The area of the Coastal South East is identified as having economic underperformance as a result of its relative remoteness, isolation, deprivation, ageing population, transient population, poor quality housing and limited agglomeration advantages resulting from a restricted (180°) hinterland.

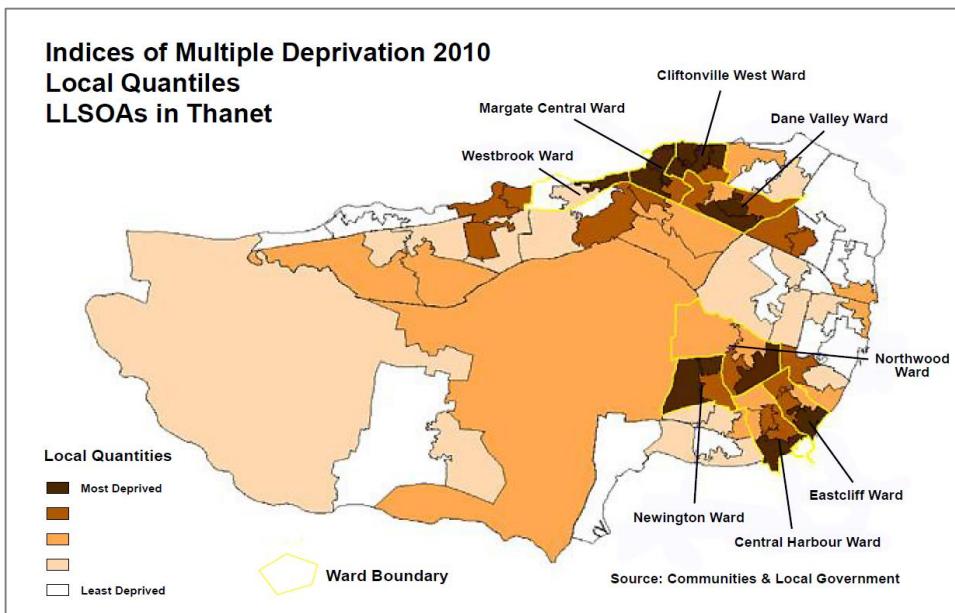
Thanet's long-term economic and social problems have resulted in high levels of deprivation shown in high unemployment and low levels of education. The 2010 Indices of Multiple Deprivation consist of seven domains of relative deprivation and are constructed using 36 variables. These domains are:

- Income
- Barriers to housing
- Health and disability
- Crime
- Education
- Living environment
- Employment

These indices show that compared to other English districts Thanet had become relatively more disadvantaged since the 2007 data release and remained in England's 20% most deprived districts. Thanet is the 65th most deprived local

authority district in England (out of 354), moving it within England's top 20% deprived. It is the 2nd most deprived local authority district in the South East Region (out of 67) and is the most deprived district in Kent. Thirteen of Thanet's wards (57%) rank within the 20% most deprived in Kent and includes the most disadvantaged Lower Super Output Area (LSOA) in Kent, Margate Central ward, closely followed by Cliftonville West and then Newington²³.

Figure 7: Indices of Multiple Deprivation for Thanet.



Source: Thanet Commissioning Plan 2012-2014: (taken from Kent public health observatory website).

Levels of car/van ownership are a key indicator of deprivation. Approximately 30% of the district's population live in households with no cars/vans compared to just 20% for the whole KCC area. However, the percentage of households with access to one car/van is similar to the average for the KCC area showing that few households have second and third cars. This has implications for accessibility for particular groups as when the car is being used (for example during the working day) other household members (often women and children) do not have access to the car and must rely on public transport. Likewise, where households have no car/van reliance on other forms of transport is high.

Thanet's coastal towns have also been subjected to a wider trend of declining seaside resorts. The 2008 report "England's seaside towns – a benchmarking study" Thanet was reported as amongst the weakest economies of 37 seaside towns and as the most disadvantaged of those with populations over 100,000 people. Consequently wages in the district are lower than the rest of Kent with a median weekly full time wage being £412.50 in 2011 compared to £546.20 in Kent and £554.40 for the South East region. However a number of regeneration strategies and policies are in place to reverse this decline, including the draft Economic Strategy.

²³ <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Deprivation/id2010-kent-ward-level.pdf>

7.3.9 Housing

Approximately 5% of Thanet's population live in the District's rural settlements. The remaining 95% reside in the coastal urban belt including the towns of Margate, Broadstairs and Ramsgate. Forecast demand for housing from 2011 to 2031 is 3,714 (zero net migration) and 11,648 (short term migration)²⁴.

7.3.9.1 House Tenure and Type

Based on Office of National Statistics data (2011 Census) of the 59,513 households in Thanet District 62% are owned. Of the remaining 12.6% of the households are socially rented and 25.4% are privately rented or rent free households. When this is compared to the 2001 Census data it is apparent that there has been a noticeable change in the type of tenure. For example in 2001 70% of households were in private ownership therefore there is a current trend of people moving away from private ownership and/or delaying moving on to the housing ladder. The percentage mix of dwellings in Thanet District is set out below based on data from the 2011 census:

- Detached homes (19.6%)
- Semi-detached homes (28.1%)
- Terraced homes (22.7%)
- Purpose built flats (17.5%)
- Flats in converted buildings (9%)
- Flats in commercial buildings (1.6%)
- Caravans and other mobile temporary structures (1.4%)

(Note: due to rounding the % values do not equal 100%).

Again, there has been a noticeable shift in the mix of housing since the previous with a greater proportion of the housing mix being flats rather than houses and bungalows. This is partially a factor of the housing market which has seen investors looking towards flats and apartments as preferred investments during the last decade.

7.3.9.2 Household size

Data collated by the Office of National Statistics illustrates numbers of people living in households in Thanet District and these are illustrated in Table 9. Of the households in the District 70% are one or two person households.

Table 9: Comparison of Household size.

Household Size	Thanet	South East	England
All Household Spaces With At Least One Usual Resident	59513	3555463	22063368
1 Person in Household	20646	1023154	6666493

²⁴ Thanet District Council – Housing Topic Paper 2013 (Local Plan evidence base).

Household Size	Thanet	South East	England
2 People in Household	20566	1247950	7544404
3 People in Household	8516	551773	3437917
4 People in Household	6281	492843	2866800
5 People in Household	2312	167581	1028477
6 People in Household	861	53824	369186
7 People in Household	204	11742	88823
8 or More People in Household	127	6596	61268

7.3.9.3 Housing Market

The housing market has undergone a number of changes over the last decade and beyond. This is clearly illustrated by Figure 8 below which shows a general trend of increasing numbers of sales which peaked in 2007 and then slumped significantly to below the 1996 level where it has remained.

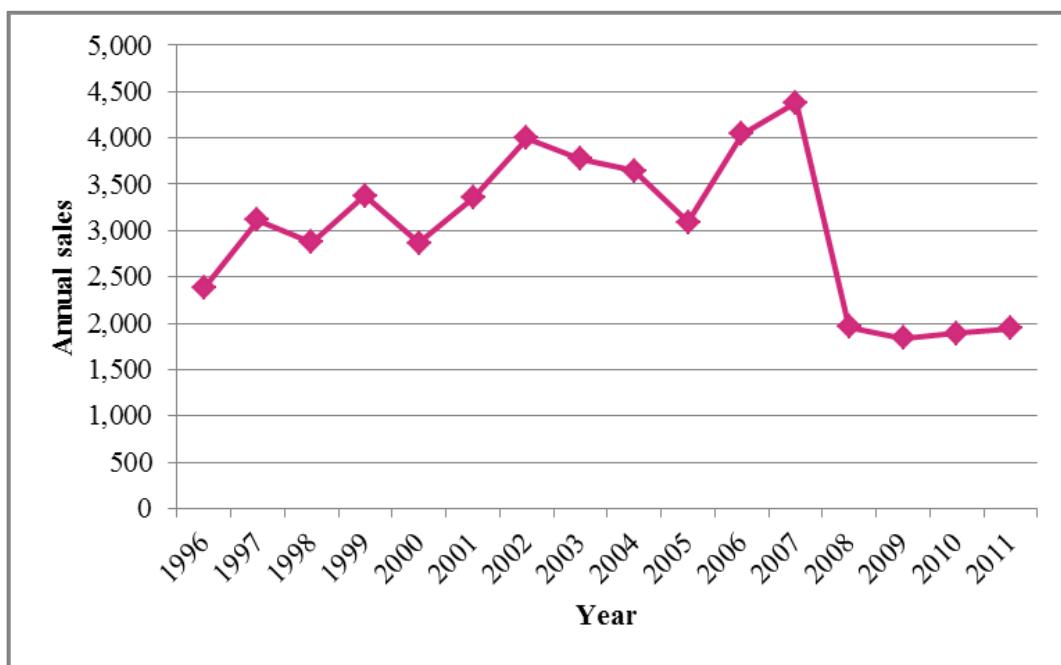
7.3.9.4 Housing Condition

The percentage of local authority dwellings that fall below the ‘Decent Homes’ standard has been falling over the last decade. Since 2010 none of TDC’s dwellings are below this standard. There is no data on private dwellings to compare. However, there is evidence that the energy efficiency of private sector housing is increasing (from an averages score of 40 in 2001 to 55 in April 2011 Source CLG 2013).

The Private Sector Housing Strategy refers to a housing condition survey from 2002. It showed:

- 16.2% are privately rented in Thanet. This is a very high percentage compared to 8% in the South East and 8.9% in England as a whole;
- 70.7% are owner occupied which quite closely mirrors the situation in England but is slightly less than the South East at 77%;
- 7.3% are owned by Housing Associations, which is higher than England at 4.6% and the South East at 6%; and
- 935 properties are long term empty. There are approximately 2489 vacant dwellings altogether. (HIP return as at 31st March 2007).

Figure 8: Number of house sales per year within Thanet District.

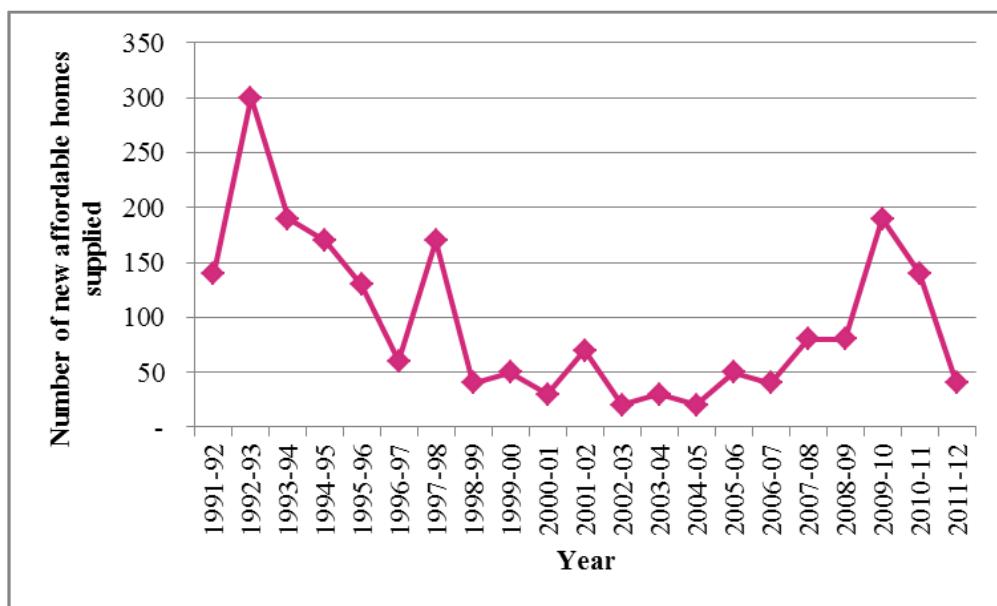


Source: CLG Statistics 2013

7.3.9.5 Affordability

The number of new affordable homes provided each year in the District are illustrated in Figure 9 below. The trend has varied significantly since 1991 and is driven by factors such as the availability of residential developments to provide affordable homes.

Figure 9: Additional affordable homes provided in Thanet each year.



Source: CLG Housing Statistics 2013.

7.3.9.6 Existing Need

As part of the evidence base for the Local Plan TDC has commissioned forecasts of the possible future demand for housing based on population and economic changes over the life of the plan. As part of this forecast a number of scenarios have been developed based on growth from Thanet's 2011 housing stock. Scenarios have been developed to reflect the degree of uncertainty regarding the existing and future needs because these, to a certain extent, are beyond the control of the Local Plan. However it is able to influence and support growth hence why this data is included in this SA Report.

Table 10: Indicative forecast for net new dwellings over the life of the Plan.

Scenario	Implied net dwellings 2011-2031 (and implied annual average)
1 Economic Baseline	9,639 (482)
2 Economic Risk-Based	7,600 (380)
3 Economic Policy-On	11,791 (590)
4 Zero Net Migration	3,714 (186)
5 Short term Migration	11,648 (582)

Source: Thanet District Council, 2013

7.3.9.7 Homelessness

Of the 59,513 households in Thanet, 0.002% are classified as homeless and there is a general trend of homelessness declining since 2007 when the current statistical data was collected.

7.3.10 Health

In general the health of people living in Thanet is worse than the average for England. The comparatively poor health of people within Thanet cannot just be attributed to the number of older residents with 23.36% of people suffering an illness that limits their day-to-day activities²⁵. This is higher than the average for the South East region at 15.71% and 17.64% in England and Wales.

Life expectancy for both men and women is lower than the average for England. The life expectancy for males is 76.4 compared to the southeast average of 79.7 and the national average of 78.2 and the life expectancy for women is 81.8 compared to a regional average of 83.5 and a national average of 82.2²⁶. Those people considered to be in very good health in Thanet is 40.7% compared to national average of 47.2%¹⁷.

²⁵ Office of National Statistics, Long-term health problem or disability 2011.

²⁶ http://www.kent.gov.uk/your_council/kent_facts_and_figures/area_profiles.aspx

There are inequalities in health within Thanet. Life expectancy is 12.3 years lower for men and 7.2 years lower for women in the most deprived areas of Thanet than in the least deprived areas²⁷.

The health of Thanet's residents shows geographical trends with 2% of people in Cliftonville West being defined as having 'Very bad health' compared to just 1.7% of those in Thanet, 1.0% in the South East and 1.2% National averages. Those people with a limiting long-term illness are highest in Westgate-on-Sea with more than 1 in 4 people suffering (27.89%) compared to Thanet Villages which at 19.01% is the lowest in the district but still higher than the Kent and Medway Health Authority (17.01%), South East (15.47%) and National (17.93%) averages.

Although the early death rate from cancer has improved over the last ten years, it has remained higher than the England average. Smoking kills over 300 people per year in Thanet and the rate of hospital admissions for alcohol-related harm is worse than the England average (over 2,800 hospital stays per year)²⁸.

7.3.11 Community Involvement and Cohesion

Turnout in the Thanet District Council Election in 20011 was 42%, a 7% improvement on the 2007 election when the turnout was 35%¹⁷.

The components of population change based on the 2011 census estimate a net migration for Thanet of 270 which represents a population increase of 0.2% similar to the increase for Kent¹¹. Thanet has high number of migrants, asylum seekers and unemployed. These groups could be seen as a highly transient population which could potentially impede upon social cohesion and the sense of community.

As part of Thanet District Council's attempts to improve community involvement and cohesion, and as part of the requirements set by Central Government, Thanet has a Statement of Community Involvement which describes and sets out actions to improve Thanet's sense of community with strong emphasis on consultation and public involvement.

7.3.12 Crime and Safety

Thanet has much higher overall levels of crime compared to the Kent Average with the highest recorded crimes in 2010/2011 being violence against person offences, followed by criminal damage offences.¹¹ However crime has reduced within the district by 22% since 2006, resulting in nearly 3,000 less crimes being committed anti-social behaviour continues to be a big issue for residents with more than 8,000 incidents reported to both the police and TDC every year²⁹.

For the 12 month period ending September 2012 Thanet had marginally above the national highest rates of crime in Kent, peaking between July and September at 76.1 per 1000 residents compared to an average of 57.7 per 1,000 for the Kent

²⁷ Thanet Clinical commissioning group 2012-2014

²⁸ Thanet Health profile 2009

²⁹ Thanet District Council Corporate Plan 2012-2016

force and an average for England and Wales of 66.86. From September 2009 to September 2012 the quarterly reported crime rate in Thanet fell only marginally from 20.74 to 20.35 per 1000 residents³⁰.

The most recent available data concerning Fire and Rescue Services is for 2006 and indicates the Kent Fire service responded to 1,641 incidents including 267 primary fires (i.e. dwelling, non-derelict buildings, road vehicles and other outdoor buildings). This constitutes a reduction from the previous year²⁸.

7.3.13 Biodiversity and Green Spaces

Thanet has number of local, national and international protected areas for conservation and habitat protection (listed in Appendix C). These environmentally designated areas are concentrated along the 32km of attractive chalk cliff and sandy beach coastline and include internationally important feedings grounds for birds and rare chalk reef and cave habitats. Details of the designations are given below.

7.3.13.1 Thanet Coast and Sandwich Bay Ramsar Site

This is a coastal site, consisting of a long rocky shore, adjoining estuary, dune, maritime grassland, saltmarsh, and grazing marsh. The site supports internationally important numbers of wintering turnstone *Arenaria interpres*, nationally important numbers of a breeding seabird, and four waders: ringed plover, golden plover, gray plover, and sanderling. Large numbers of migratory birds use the site for staging. Large numbers of nationally scarce invertebrate species occur at the site. Human activities include recreation, bait collection, agriculture, livestock grazing, fishing, and hunting³¹.

7.3.13.2 Sandwich Bay Special Area of Conservation (SAC)

The site is designated primarily for its sand dune habitats (~35% of total area) the area also includes improved grassland (10%) and salt marshes (15%). The habitats that are the primary reason for the sites designation are; Embryonic Shifting dunes where the dominate species is *Elytrigia juncea*; Shifting dunes along the shoreline with *Ammophila arenaria*; and, fixed dunes with herbaceous vegetation³².

7.3.13.3 Thanet Coast SAC

The site is designated primarily for the reef habitats that support unusual communities. The longest stretch of coastal chalk in the UK the site represents 20% of the UK resource of this type and 12% of the EU resource. This site contains an example of reefs on soft chalk along the shore. Thanet has sublittoral chalk platforms that extend into the littoral and form chalk cliffs. The sublittoral chalk reefs within the site are comparatively impoverished, owing to the harsh

³⁰ www.police.co.uk

³¹ http://www.ramsar.org/profile/profiles_uk.htm

³² Joint Nature Conservation Committee, <http://www.jncc.gov.uk>

environmental conditions in the extreme southern area of the North Sea, but they are an unusual feature because of the scarcity of hard substrates in the area.

Species present include an unusually rich littoral algal flora, essentially of chalk-boring algae, which may extend above high water mark into the splash zone in wave-exposed areas. Thanet remains the sole known location for some algal species³².

7.3.13.4 Thanet Coast and Sandwich Bay Special Protection Area (SPA)

Approximately 83% of the area is classed in terms of habitat as tidal rivers, estuaries and mud flats however also has an area of improved grassland (10%). The area also consists of tunnels, caves, intertidal rock, and open coastline including bays, pools and rocky reefs. The SPA designation is supported by a number of breeding bird populations included *Sterna abifrons* (0.3% of the GB breeding population), *Pluvialis apricaria* (0.2% of the GB population) and *Arenaria interpres* (1.4% of the GB population)³².

7.3.13.5 Sandwich and Pegwell Bay National Nature Reserve (NNR)

One of only 88 national nature reserves not managed by Natural England, the Sandwich and Pegwell Bay NNR is maintained by Kent Wildlife Trust. The reserve is a mixture of natural, semi-natural and artificial habitats. Natural habitats include; eroding chalk cliffs and wave cut platforms to the north of Pegwell Bay, inter tidal mudflats, developing beaches, sand dunes and salt marsh. Semi-natural habitats include ancient dune pasture and coastal scrubland while the re-created grassland of the Pegwell Bay Country Park, along with ponds, dykes and ditches are artificial habitats. The intertidal mudflats support nationally and internationally important numbers of waders and wildfowl³³.

7.3.13.6 Thanet Coast SSSI

This site, extending almost uninterrupted from Swalecliffe to Ramsgate comprises mainly of unstable cliff and foreshore, with smaller areas of salt marsh, coastal lagoons, coastal gill woodland and cliff-top grasslands. Noted for its bird populations, the area supports internationally and nationally important numbers of wintering birds. Sanderlings *Calidris alba* and ringed plovers *Charadrius hiaticula* and grey plovers *Pluvialis squatarola* are present in national important numbers.

Associated with various constituent habitats of the site are outstanding assemblages of both terrestrial and marine plant species, including communities of marine algae that are of limited occurrence elsewhere in the British Isles. Invertebrates are also of interest and there are recent records of 3 nationally rare and nationally scarce species³³.

³³ <http://www.english-nature.org.uk>

Approximately 92.63% of the SSSI area has been classified as ‘unfavourable recovering’ in a recent assessment.

7.3.13.7 Sandwich Bay to Hacklinge Marshes SSSI

This site contains the most important sand dune system and sandy coastal grassland in South East England and also includes a wide range of other habitats such as mudflats, saltmarsh, chalk cliffs, freshwater grazing marsh, scrub and woodland. Associated with the various constituent habitats of the site are outstanding assemblages of both terrestrial and marine plants with over 30 nationally rare and nationally scarce species, having been recorded. Invertebrates are also of interest with recent records including 19 nationally rare and 149 nationally scarce species. These areas provide an important landfall for migrating birds and also support large wintering populations of waders, some of which regularly reach levels of national importance. The cliffs at Pegwell Bay are also of geological interest³³.

62.28% of the SSSI area has been classified as ‘favourable’ in a recent assessment.

7.3.14 Local Wildlife Sites

As well as the statutorily designated sites Thanet also has nine Local Wildlife Sites (LWS) that are designated and maintained by the Kent Wildlife Trust. A description of each is given below:

7.3.14.1 Monkton Chalk Pit

Large, deep chalk pit, disused for many years, now managed as a nature reserve by the Thanet Countryside Trust and very important in terms of wildlife in the Thanet area¹⁹.

7.3.14.2 St Peter’s Churchyard, Broadstairs

A large churchyard lined with mature sycamore, beech, ash and lime trees. Most of the area is generally unmanaged and has developed into a wilderness of secondary woodland with patches of open, rank grassland and scrub.

7.3.14.3 Golf Course Roughs, Kingsgate

The roughs of North Foreland Golf Course comprise an area of considerable interest. They include unimproved and semi-improved chalk grassland, and the importance of the site is enhanced by its proximity to the coastal areas at North Foreland and Foreness, which form part of the Thanet Coast SSSI¹⁹.

7.3.14.4 Woods and Grassland, Minster Marshes

A small mosaic of habitats close to Minster railway station included:

- areas of rough grassland with ant hills and a wide range of common herbs and grasses;
- scrubby areas close to the railway line with heavily silted ponds;
- a small copse with mixed broadleaved trees comprising ash, alder, hawthorn and willow; and,
- a large, heavily silted pond occurs on the western margin of the copse, with large alder coppice stools and much sallow¹⁹.

7.3.14.5 Ash Level and Richborough Pasture

An extensive area of low lying agricultural land with interconnecting dyke systems, mostly situated to the south e of the River Stour. The area is crossed by the old drove roads edged with well-established hedgerows of hawthorn and blackthorn and containing the occasional oak. Old counter walls with their unimproved grassland also form an important feature. Many of the fields have been drained or converted to arable or improved pasture in recent years, but some semi-improved or rough pasture remains, particularly in the area south of Richborough Farm and that south of Richborough Power Sation¹⁹.

7.3.14.6 St Nicholas Wade Churchyard

Chest tombs and headstones within the churchyard are set amid grassland. The grassland is generally well managed but herb-rich, with an area of ranker grassland containing nettle (*Urtica dioica*) and elder scrub present in the southern corner.

7.3.14.7 St Mary Magdalene Churchyard

This churchyard contains semi-improved grassland which is managed in the main area in front of the church entrance but is rank and unmanaged in the rest of the yard. Where the grassland is managed it supports a number of common meadow plants such as hardhead (*Centaurea nigra*), and oxeye daisy (*Leucanthemum vulgare*).

7.3.14.8 Ramsgate Cemetery

A very large cemetery, together with its equally large adjacent extension, contains a large expanse of well-managed short grassland which varies from being calcareous at the southern end to neutral towards the north. It probably represents on the largest areas of semi-improved grassland outside SSSIs in the Thanet District.

In addition to the designated areas a Biodiversity Action Plan (BAP) exists for the Kent Area. BAPs were created as the UK Government's response to the Convention on Biological Diversity signed in 1992. The documents describe the UK's biological resources and commit to detailed plans for the protection of these resources. These plans have been separated in to Habitat Action Plans (HAPs) and Species Action Plans (SAPs). Details of the HAPs and SAPs are included in Appendix C.

Under the Habitats Directive (92/43/EEC) Article 6 any plan or project likely to have a significant effect on an area of conservation, especially where that area is of international importance, shall be subject to an assessment of any likely adverse effect in view of the site's conservation objectives. In the instance of the Local Plan, due to the number of internationally designated sites and the District wide scope, an assessment under the Habitats Directive may be required.

AMR data for 2010-2011 shows there has been no change in areas designated for their intrinsic environmental value including sites of international, national, regional, and sub-regional significance. Maintenance continues at the new site of local significance that was designated during the last reporting year namely, Cliftonville Grassland, Foreness Point.

As a result of staff cuts the biological monitoring programme at The Sandwich and Pegwell Bay National Nature Reserve has been greatly curtailed. It is anticipated that butterfly transect data will be available for inclusion in next year's AMR.

7.3.14.9 Cliftonville Grasslands

This is an area of chalk grassland, with a high amenity value, adjacent to the cliffs of Botany Bay in Margate. The area is split by a hard surfaced path, which separates the main area and a narrower cliff-top section. There is a waste water treatment works located near to the site, though this is not included within the designation.

The cliff edge section of the site is one of low maintenance that has developed a very vigorous and coarse community of plants, which whilst not specifically of interest, provide suitable habitat for butterflies, hoverflies and bees. The nationally scarce solitary bee (*Nomada fucata*) has been recorded on site.

The inner section of the site, to the south of the hard path, retains a plant community much like the cliff edge section, but the majority of the area is managed by hay cut and clear each autumn. This has resulted in a fine grass sward with a good variety of plant species.

Bird activity recorded at the site includes house sparrow, meadow pipit, skylark, linnet, goldfinch and turnstones.

7.3.15 Green Spaces and Corridors

With the exception of inter-tidal habitats, only some 4% of the Districts land area is comprised of semi-natural habitats. This does not compare well with other districts in Kent. This is due to the very high quality of agricultural land in the area which has meant that historically the island has been very intensively farmed leading to the low level of natural habitats. An Open Space Audit undertaken in 2005 describes the quantity, quality and access to natural and semi natural space provision in the area.

There is an existing level of provision of 0.95 ha per 1,000 population. Comparison with English Nature Standards shows this equates to 1.05ha below the recommended provision. The recommended minimum standard of future

provision for Natural/Semi-Natural Greenspace is 2ha per 1000 population. This could potentially be achieved with the provision of new community woodlands and by transferring other space within parks and Informal Recreation areas to natural and semi natural Greenspace.

Quality of provision was rated as ‘good’ by local residents (26.67%). According to the survey that the majority of Thanet residents walk to natural Greenspace facilities, with an average distance travelled to access natural green space of 2.25 kilometres. This meets recommended provision for access applied by Natural England.

The Green Corridors provide opportunities in Thanet to link both rural and urban communities together. Linear green space in Thanet plays an important role as wildlife corridors in addition to their wider amenity green space role and natural and semi natural open space.

The audit undertaken has revealed that there are two Green Corridors within Thanet, although these have not been formally designated.

Development and enhancement of Green Corridors will not only benefit biodiversity, but can also contribute to improving the health of Thanet’s community and workforce. This could occur through the indirect promotion of cycling and walking due to an increased aesthetic value, within the District.

7.3.15.1 Climatic Factors

The East of England typically experiences ‘long summers, mild winters and a long growing season. Rainfall tends to be linked to topography (with areas at higher elevation experiencing more rainfall) and droughts can be common in low lying areas of the region. Thanet being in the South East of England Region, experiences a similar climate although is likely to also experience some variation in short term weather pattern.

7.3.15.2 Climate Change

Rising to the challenge: the impacts of climate change in the South East: Technical Report ³⁴ produced for the UK Climate Impacts Programme (UKCIP) identifies the changes in climate that will be evident in the South East by the 2080’s. These include;

- it will be warmer all year round, with most of the warming in summer and autumn;
- winters will be wetter, and summers will be drier;
- it will be sunnier in the summer, and this, with the higher temperatures, will mean a large increase in summer evaporation;
- it will be windier, with an increased risk of severe storms;
- the sea level in the English Channel will be 54 centimetres above its present level.

³⁴ Rising to the challenge: The impact of climate change in the South East: Technical Report, UNCIP, 1999

The impact of this change in climate will be water shortages during periods of high demand that will threaten and dry out wetland habitats and lead to increased pollution as river flows diminish. There is also likely to be more damage from flooding and floodplains may become more dangerous places to live, and coasts and lower river reaches are expected to face a higher frequency of storm surge tides. Erosion is set to increase which in Thanet may have serious impacts on the Cliff features that hold environmental designations.

The report does however highlight potential advantages for the region with the changing climate with opportunities for farmers, for example, to grow navy beans, soya and sunflowers in many places. The tourism and recreation industries could benefit considerably from warmer conditions with increasing visitor numbers as traditional European destinations become too hot.

The key cause of anthropogenic climate change is widely acknowledged to be the release of greenhouse gases into the atmosphere from the combustion of fossil fuels. In order to be able to evidence progress being made on climate change and other environmental improvements, the Government has set a number of National Indicators which have been adopted by TDC and, in a number of cases, by The Public Services Board (or Kent Partnership), featuring as part of the suite of 35 KA2 indicators. As they are new, there is currently no baseline data available for most/all of these³⁶

The UK Government has set a framework for CO₂ reduction up to 2050 through The Climate Change Act 2008. This legislation sets targets for greenhouse gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO₂ emissions of at least 34% by 2020, 50% by 2023, 60% by 2030 and 80% by 2050 against a 1990 baseline.

TDC began monitoring district GHG emissions from 2008-2009, which acts as baseline for subsequent GHG reporting. For 2011-2012 Thanet's total net emissions were calculated to 3790 (tonnes of CO₂e), a showing 12.9% net decrease compared baseline figures.³⁵

TDC is beginning to look into climate change adaptation and mitigation opportunities for Thanet. The District Council has developed a Climate Change Strategy and Action Plan for Thanet for 2009-2011. To drive forward its commitments to meeting targets and delivering actions outlined in this plan, TDC has developed a 'Going Green Group'. Thanet is seeking to develop a new Climate Change Strategy as part of the new Local Plan and associated development and planning policies to ensure development can contribute to reducing GHG emissions in line with government targets and minimising vulnerability and providing resilience to the impacts of climate change.

7.3.16 Energy and Renewable Sources

The development of low carbon and renewable energy sources is a crucial part of the UK's strategy to minimise the future consequences of climate change. A

³⁵ thanet.gov.uk

review of Renewable Energy provision and opportunities across the region was undertaken by Kent County Council in 2011. As a result AECOM were commissioned to assess availability of renewable resources in the county and wider associated social and economic benefits.

In addition plans are in place to redevelop a derelict brownfield power station site at Richborough, as a new hub for green energy production for Kent. This will provide a significant opportunity for Thanet to meet its climate change and greenhouse gas emissions targets. Thanet District Council has developed an indicator as part of its AMR to monitor planning applications specifically for renewable energy by installed capacity and type. The latest available AMR for 2010-2011 states that during the current reporting year, one solar park involving photovoltaic of 4-5 Megawatts was granted planning permission. Targets for Renewable Energy provision are not as yet established.

7.3.17 Air Quality

Thanet generally has very good air quality. However, there are two busy junctions which show levels of nitrogen dioxide above the recommended health objective. In both cases the main source of pollution is from road transport. To help tackle the problem TDC decided to declare an urban wide Air Quality Management Area (AQMA) on 17th November 2011 which encompasses the two exceedence areas at The Square, Birchington-on-sea and High Street St Lawrence, Ramsgate. The decision to replace the existing AQMAs with one wider urban AQMA was taken to enable a more strategic approach to action planning and effective management and integration of air quality considerations into transport planning and development control.

Thanet District Council operates four automatic monitoring stations situated at two roadside sites, one urban background site and one suburban background location. The stations at Boundary Road, Ramsgate, and The Square, Birchington-on-sea, measure nitrogen dioxide and PM10 and are next to main roads. The other two sites (College Road, Margate and Marston Airport, Ramsgate) measure nitrogen dioxide only. All four sites are within the new Thanet Urban AQMA boundary. Since the previous fourth round Updating and Screening Assessment in 2009 an additional, temporary automatic monitoring station was set up in St Lawrence which was operational for six months from September 2010 to March 2011. All four sites measured concentrations below the objective in all years³⁶.

7.3.18 Flood Risk

Thanet's Strategic Flood Risk Assessment (SRFA 2009) details flood risk information across the district and particularly the extensive coastline, as well as site-specific levels to inform the Sequential Test and the site allocation process. Key information from this report is summarised as follows:

³⁶http://www.thanet.gov.uk/environment__planning/environmental_health/air_quality_monitoring/assessment_of_air_quality.aspx

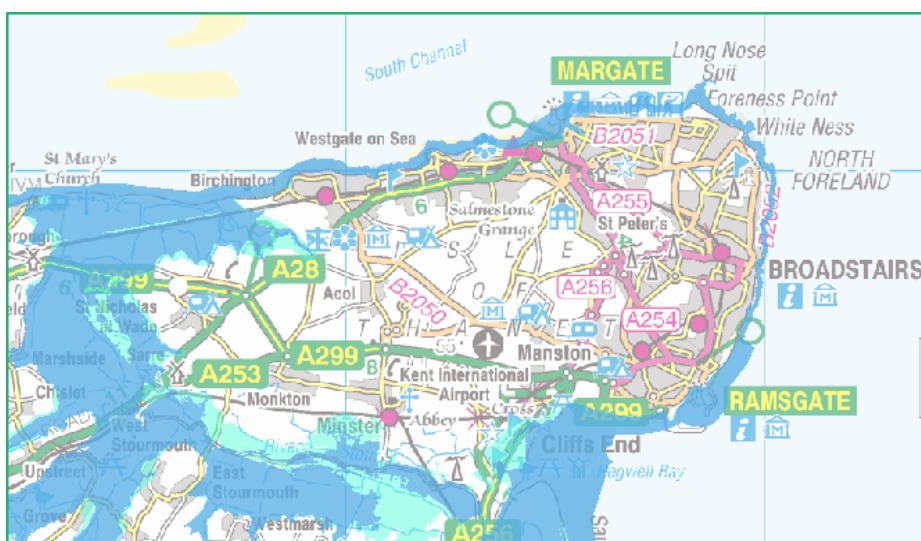
- Tidal flooding poses the greatest risk to the Thanet.
- River Stour – within the Stour valley, the tidal extent of the river provides a greater risk than a fluvial flood event – the combined fluvial and tidal flood zone should be used to determine greatest level of risk
- Wantsum Channel is at risk from fluvial and tidal flooding
- Groundwater flooding is not considered to be an issue of strategic concern.
- Areas of residual flood risk have been identified as Margate Old Town, Dreamland, Birchington (Minnis Bay)
- Groundwater flood risk is not a significant problem – although the district predominately overlies a chalk aquifer, ground elevations are generally high so water table is at significant depths from the surface.

Surface water flooding is localised and site specific so not assessed at a strategic level (but is detailed in the forthcoming Surface Water Management Plan).

7.3.18.1 Fluvial Flooding

The River Great Stour's floodplain forms the western boundary of the district western. This floodplain occupies the Wantsum Channel, which is a broad low lying feature which separates the Isle of Thanet from the rest of Kent. Historically this was a tidal channel that totally separated Thanet from mainland Kent. However, it is no longer flooded as part of daily tidal cycles due to the protection of sea defences along its boundaries. Despite this there remains a tidal flood risk and modelling which has led the Environment Agency to define the Wantsum Channel as being of Fluvial/ Tidal flood Zone 3. Figure 10 shows the flood risk to Thanet. It can be seen that the original channel creating the Isle of Thanet is a significant flood risk as well as the coastal stretches³⁷.

Figure 10: Risk from river and sea flooding assuming no defences (blue indicates flooding and turquoise the extent of extreme flooding).



Source: Environment Agency

³⁷http://maps.environmentagency.gov.uk/wiyby/wiybyController?x=531500.0&y=181500.0&topic=floodmap&ep=map&scale=3&location=London,%20City%20of%20London&lang=_e&layerGroups=default&textonly=off

The SFRA also provides the results of modelling of sensitivity to climate change in the coastal domain and as well as the predicted impacts to flood zones 2 and 3 for the year 2026, 2080 and 2115 for each of the key urban areas (KUAs). The SFRA addresses Flood Risk for PAS (Protected Areas of Search) as well as as ‘Potential Development Sites’ which were identified in the R25 Land Survey and H1 Site Survey, undertaken by Entec in 2008. There is no available data to indicate the number of dwellings that are at risk of flooding and no data available to show how many new developments incorporate Sustainable Drainage Systems.

7.3.19 Water Quality and Water Resources

Southern Water supplies water and wastewater services to Thanet. When planning new development and growth it is important to consider both local and strategic wastewater infrastructure. Local infrastructure generally comprises local sewers which are funded by the development whereas strategic infrastructure encompasses trunk sewers, pumping stations and wastewater treatment works and is normally funded by the water company. Capacity in the sewerage system is finite and the spare capacity available (headroom) varies from location to location.

Nearly 70% of Thanet’s water is taken from underground aquifers, 23% from rivers and 7% from storage reservoirs³⁸. The Stour Catchment Abstraction Management Strategy (2003) assesses the water availability for each river stretch and groundwater aquifer. Thanet’s main water resource is abstraction from the chalk aquifer. The Stour CAMS identifies Thanet’s water availability status as over-abstacted. However, the update of October 2006 states that the current abstractions should not have a detrimental impact on the nearby European Marine Sites.

A River Basin Management Plan for the South East River Basin District (2009) has produced under the Water Framework Directive. It identifies the pressures facing the water environment, which prevent a ‘good’ status being achieved. These issues include:

- Point source pollution from sewage treatment works;
- The physical modification of water bodies;
- Diffuse pollution from agricultural activities;
- Diffuse pollution from urban sources;
- Water abstraction;
- Flood protection/coastal erosion;
- Physical modification – urbanisation;
- Physical modification – wider environment; and
- Physical modification – land drainage.

The Water Framework Directive requires special protection for areas identified under other EU Directive and waters used for the abstraction of drinking water. The River Basin Management Plan describes the objectives for each protected

³⁸ Thanet District Council: (Draft) Water Cycle Report - January 2013

area and assesses compliance with them. It also describes the actions needed to achieve and maintain compliance. Thanet has a number of protected areas as listed in Figure 11.

A consultation on updates to River Basin Management Plans was held between 10 October 2014 and 10 April 2015. All updated River Basin Management Plans will be updated and published in December 2015.

7.3.20 Coastal Waters

Thanet has 13 beaches which have been designated as ‘Bathing Waters’ and are independently tested weekly from May to September by the Environment Agency. Sea Waters are tested for bacteria, and beaches are assessed for cleanliness, dog control, wheel chair access, provision of facilities and provision of life saving equipment to meet EC bathing water standards. A Blue Flag award is given to areas that meet those standards. Water quality has overall improved since 1993, however in 2010 fewer coastal waters were recorded as being excellent than in previous year.

Figure 11a: Thanet water quality³⁹ from 1993-1999.

Bathing Water	2012	2013	2014	2015
Birchington, Minnis Bay	***	***	***	***
Broadstairs, Botany Bay	***	***	***	***
Broadstairs, Joss Bay	***	***	***	***
Broadstairs, Stone Bay	***	***	***	***
Broadstairs, Viking Bay	*	*	*	*
Margate, Fulsam Rock	**	**	***	**
Margate, The Bay	***	**	**	**
Margate, Walpole Bay	-	-	-	-
Margate, Westbrook Bay	***	***	**	**
Ramsgate Western Undercliffe	***	***	***	***
Ramsgate, Ramsgate Sands	**	**	***	***
Westgate, St Mildred's Bay	***	***	***	***
Westgate, West Bay	***	***	***	***

*** Excellent

** Good

* Sufficient

- Poor

³⁹ From 2015 there are new, tighter standards. A classification tagged with this symbol indicates the class that the bathing water would have achieved if the new bathing water quality standards had been in force. The first official classification under these new standards will be published towards the end of 2015, when there is a full four-year dataset.

7.3.21 Cultural Heritage and Material Assets

There is an extensive and rich variety of building forms, character and heritage within the built-up area of Thanet. The urban areas range from the ‘urban village’, such as Pegwell and St Peter’s, to the modern shopping centre and bright lights of Margate, the wooded areas and special atmosphere of Broadstairs to the historic harbour, lively marina and cross-Channel port of Ramsgate. There is also a diversity of heritage throughout Thanet’s villages¹⁹.

Thanet has 22 conservation areas, 14 scheduled monuments and one registered park and garden (listed in Appendix C) as well as around 2,000 Listed Buildings and a number of archaeological sites dating back to pre-historic times. The District also has associations with important historical figures including JMW Turner, AW Pugin, Sir Moses Montefiore, Charles Dickens, Karl Marx and Vincent Van Gogh.

TDC has adopted a Statement of Community Involvement, which sets out TDC’s commitment to community involvement in all aspects of town planning, including matters pertaining to Thanet Conservation Areas.

7.3.22 Landscape and Townscape

A Landscape Assessment Survey undertaken by the District Council in 1991 described a gently undulating landscape with few dominant natural features, shaped largely by arable farming, combined with a historical lack of tree cover. However areas of high landscape value do exist such as the Pegwell Bay and Former Wantsum Channel where uninterrupted long views of the sea and marshes along the undeveloped coastline exist¹⁹.

As part of the last Local Plan (2006) detailing conservation of the Townscape and Landscape character of Thanet, TDC has identified six landscape character areas;

- Pegwell Bay;
- The Former Wantsum Channel;
- The Former Wantsum North Shore;
- The Central Chalk Plateau;
- Quex Park; and
- The Urban Coast.

Thanet district also includes three Regionally Important Geological Sites.

In previous Local Plans, TDC has sought to protect these important landscapes. The protection of Thanet’s important landscapes is to be continued in the emerging Local Plan. To gain a more up to date picture of Thanet’s Landscape Character Areas, site surveys were carried out in 2012⁴⁰ and compared with the 1993 study to identify any views that may have changed. Of the 22 views surveyed 14 were considered not to have changed since the 1993 survey.

⁴⁰ Landscape Character Area Topic Paper - August 2012

In summary:

- Two views were considered to have improved as the cooling towers at Richborough district Power Station have been demolished so no longer form part of the landscape.
- One view was considered to be more built up as Thanet Earth is now visible.
- The 2006 Thanet Local Plan allocated a site for residential development of 100 new dwellings in Minster within the Wantsum Channel North Shore landscape character area. The development has been completed and is visible from one view visited in the 2012 survey; however it is well screened and has not made a significant visual impact.
- In recent years, the Kentish Flats and Thanet offshore wind farms have been constructed, providing a new feature to the landscape.

7.3.23 Waste

Almost 4 million m³ of solid waste is disposed of in Kent every year (equivalent to 300,000 lorry loads) and this goes mainly to landfill⁴¹. As a result of economic development and rising standards of living, the volume of waste produced could be expected to increase. However, the recent trend for Kent as a whole has seen a reduction in the collected volume of municipal waste and in the amount of waste generated per household, although there is some volatility at district level. The volume of MSW in Kent peaked in 2004 and has declined each year subsequently, giving a reduction of 10.9% 2004 to 2009. The reduction in MSW produced per household has been greater (-12%), and the volume of MSW arising has therefore declined despite continued growth in the number of Kent households.

Thanet's total waste decreased between 2008/09 and 2009/10 from 45,348 (tonnes) to 43,872, despite an increase in dwelling stock. The MSW per dwelling for Thanet in 2009/2010 was 0.68 (tonnes), the lowest amount of waste per dwelling across the Kent districts. The reason for this and variations across the district is unclear, but may in part be attributed to local collection method and also to local differences in the mix of household types.

The environmental issues raised by the treatment and disposal of waste are matters of great public concern and waste management can have various unsustainable impacts (e.g. aquifer damage, atmospheric emissions and energy use).

The Annual Monitoring Report for South East England 2008-09 compares the percentage of MSW sent for reuse, recycling or composting from all local authorities in the region. The average for Kent is slightly above the regional average, but there are marked variations between district councils. However this report describes Thanet as being one of the lower performing authorities in terms of recycling/ composting.

⁴¹ Kent Waste Local Plan (Saved Policies)

7.4 Key Sustainability Issues for Thanet

The SEA Directive confirms that the Environmental Report should include the following information:

'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC'⁴².

The examination of policy and baseline characteristics, has allowed sustainability issues to be identified which may influence the emerging Local Plan.

Presented in Table 11 are the Key Sustainability Issues for Thanet. It should be noted that to assist in transparency, sub issues have been included for each of the key issues. These provide an indicator of the particular facet of economic, environmental and societal (the three core elements of sustainability) that the issue is most relevant to. The table proved useful in developing relevant objectives and indicators during SA Stage A4.

⁴² Annex I (c)

Table 11: Key Sustainability Issues for Thanet.

Key Sustainability Issue	Sub Issue	Description	Validation	Source
ECONOMY	Economic Development	Support for industrial and employment development at key sites within the District.	<p>Existing evidence suggests that Thanet is a net exporter of labour with a workplace ratio of 1.19. Bearing in mind the limitations of the data, further analysis suggests that the workplace ratio could be closer to 1.10.</p> <p>Currently Thanet has significant out migration of the 16-39 age groups. Our forecasts promisingly suggest that more roles are likely to be created which align with the occupation profile of this younger age group which help to reduce the level of out-migration. Economic development at business Parks such as Manston Park, Eurokent and Thanet Reach along with economic development at employment sites adjacent to the Sandwich corridor expected to be available as services employment land within the Local Plan.</p> <p>The main demand and growth is coming out of the local market, and therefore should be supported. There is insufficient supply of property to meet this demand. Relatively little interest from companies wishing to relocate to Thanet, or large inward investors.</p> <p>Priority should be given to allocating land for delivering economic development, protecting sites for industrial and commercial uses where there is a good prospect of employment use, consider upgrading or improving existing sites and working to overcome barriers to delivering sites, including identifying infrastructure planned and necessary to support economic growth. In particular relation to employment land provision, sufficient employment land must be provided through the redevelopment of brownfield land and refurbishment of existing stock, to provide new and flexible employment space.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Employment Land Review Experian Economic and Employment Assessment – Thanet District Council, 2012</p>
		Create and maintain local employment opportunities centred on fairly paid jobs.	<p>Thanet has relatively high levels of unemployment, and social and economic deprivation. Thanet's history of economic problems is reflected in a persistently high unemployment rate. Total, unemployment rates increased since 2009, and peaked at 6.4% in February 2012. Figures for 2012 show unemployment to have slightly decreased to 5.6%. There is a significant and increasing gap between the rates of unemployment in Thanet compared to Kent (3.2%), the South East (2.4%) and National (3.75%)⁴³ averages remains.</p> <p>There are fewer people with professional jobs in Thanet than in Kent and England. Skilled trades, caring, leisure and customer service, and other service occupations are more dominant in Thanet than in Kent and South east.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Local Futures 2004 Draft Employment Topic Paper</p>

⁴³ Thanet District Council Local Plan 2006

Key Sustainability Issue	Sub Issue	Description	Validation	Source
		Development of grant funding packages for firms investing in Thanet.	Thanet is part of the Grow East Kent initiative which includes funding for existing and new start businesses as well as businesses looking to move to area. Thanet is also part of the East Kent Priority Area for Regeneration	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
		Ensuring that the strategic future of retail centres supports commercial diversification and capital investment as well as providing a strong revenue stream for Thanet District Council.	Thanet retail centres are considered unattractive investment areas for major retailers due to relative isolation, limited catchment and the current high dependence on larger retail centres outside the Thanet region. However major changes have occurred since 2000 to the provision of retail floor space in Kent and this has had an impact on expenditure spent outside the Thanet region. Of the traditional centres. Ramsgate has the largest turnover at £67million	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
		Supporting regeneration of key areas within the District.	South East Local Economic Partnership (SE LEP) implemented in April 2011 to promote strategic economic priorities and make investments activities to drive growth and local jobs. Investment from the Governments Growing Places Fund includes first round projects across Kent and in Thanet such as 'Live Margate, Kent'	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
Economic Structure		Ensuring that improving economic prosperity provides benefits to the whole of Thanet focussing regeneration on key wards.	Kent County Council's 'Grow for it East Kent' scheme which is aiming to attract new businesses to locate within the sub-region as well as supporting the start up and growth of indigenous and pre-existing businesses. It is doing this by promoting the area to businesses and also providing support to new businesses and funding to support businesses looking to locate in East Kent. The Thanet Local Plan identifies four key areas in need of special attention: Margate Old Town Area, King Street in Ramsgate, Upper High Street in Ramsgate and Cliftonville West. Thanet has poor housing stock with a high proportion of semi-derelict, vacant or homes in a state of poor repair. In addition there are a high proportion of multiple occupation premises which leads to pressure on parking, nuisance, noise and visual deterioration of houses and gardens.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Experian Economic and Employment Assessment – Thanet District Council, 2012

Key Sustainability Issue	Sub Issue	Description	Validation	Source
		Ensuring that existing building stock (particularly redundant buildings) is brought into use for employment where appropriate.	<p>Create and maintain local employment opportunities centred on fairly paid jobs. There is also a dominance of employment in the public sector and whilst this has an important role to play in any economy, it is not a strong driver of growth and wealth creation. With over a third of employees working in the public sector there is a need to balance this to ensure that there is scope for the economy to grow</p> <p>At 1st April 2011 there were 3,456 empty homes in Thanet. (Source Research & Evaluation Statistical Bulletin "Vacant and empty dwellings - Annual 2010/11" Kent County Council)</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan</p>
		The protection and enhancement of natural assets including Blue Flag status of beaches in support of tourist economy.	<p>Tourism provides a significant contribution to the Thanet local economy and so efforts to maintain natural assets and improve its desirability as a coastal destination are required to strengthen and support future economic growth.</p> <p>Visit Kent data for 2009 indicates that there were 57 million visitors to Kent, with an economic impact of £3.2 billion as well as supporting an estimated 63,000 jobs.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Town Centre Retail, Leisure, Tourism and Culture Assessment, 2012</p>
		The protection and enhancement of historic assets.	Scheduled monuments in Thanet include Anglo Saxon Cemeteries and remains at Monkton and Dane Valley, Salinestone Grange, Quex Park Settlements, and various ring ditches and enclosures. There are also significant amounts of listed buildings and conservation areas throughout the district.	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan</p>

Key Sustainability Issue	Sub Issue	Description	Validation	Source
Economic Connectivity	The development of key transport gateways to the region including the development of Kent International Airport.	<p>Thanet has often been perceived to be peripheral although in reality transport infrastructure is extremely good with excellent road access to the M2 and M25 along with the new East Kent Access links to the south. The port and airport are important links to the continent and beyond and the High Speed rail link has greatly decreased commuting times to London.</p> <p>Whilst the district does have a number of good transport links it is still on the periphery of Kent and the South-East, and in particular its proximity to London is poor compared to the rest of the south-east.</p> <p>Kent International airport has a potential capacity of 1,000 million passengers per annum with 250,000 tonnes freight per annum. The Airport Masterplan developed in 2009 which estimated a significant increase in passenger (4.7 million passengers per annum) and freight (400,000 tonnes of freight) numbers for the airport to 2033 along with details of future airport expansion such as a new terminal building. To date The airport is currently up for sale and the estimates for growth proposed in the Masterplan have not been achieved. In addition, given the uncertainty regarding the government's position on aviation within the South East, the future of the airport is uncertain. However, it remains an important economic asset and opportunity to encourage growth in Thanet.</p> <p>Facilitating further growth at the Airport and Ramsgate Port could unlock further opportunities. Current export levels from Thanet are low and therefore there could be growth potential in this area given the close proximity of Thanet to Europe coupled with transport links. There is also the potential for growth given knock on effects from the airport in terms of the supply chain.</p>	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Employment Land Review	
	Mobility and access to employment opportunities through provision of sustainable public modes of transport.	<p>Compared to a national average of 25.8% the proportion of Thanet households not in possession of a car or van is 29.8%, the 5th highest in the region. In some of the more deprived wards this is almost double this such as Margate Central (52.4%).</p> <p>Of the working age population 40% travel by private, car, van or motorbike to work. 6% travel by public transport, 9% walk or cycle and 3% work from home. These percentages are all lower than the regional and national (England) averages.</p>	Census 2011.	

Key Sustainability Issue	Sub Issue	Description	Validation	Source
		Links to opportunities associated with sub-regional growth and development including major economic opportunities.	<p>Thanet has an Airport of regional significance at Manston with a potential capacity of one million passengers per annum with 250,000 tonnes freight per annum.</p> <p>The 2009 Masterplan which estimated a significant increase in passenger and freight numbers for the airport to 2033 along with details of future airport expansion such as a new terminal building. The airport is currently up for sale and the estimates for growth proposed in the Masterplan have not been achieved. In addition, given the uncertainty regarding the government's position on aviation within the South East, the future of the airport is uncertain. However, it remains an important economic asset and opportunity to encourage growth in Thanet.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes</p> <p>Thanet Local Plan</p>
SOCIAL	Safety	Initiatives leading to greater public safety including appropriate strategies for intervention (Community Wardens, Police Community Support and Secured by Design).	<p>Approximately 91% of the Thanet population feel safe in their homes – the main focus of interest is in Margate Central Ward and Cliftonville West Ward. Local analysis has shown that the streets of Thanet are extremely safe – large areas of Thanet have had no reported crime in two years with only nine of 446 output areas reporting one crime per month.</p> <p>All three town centres are awarded the National ‘Safer Shopping Award’ with shoplifting and commercial burglary falling year on year.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes</p> <p>Thanet Local Plan</p> <p>Thanet Crime and Disorder Police Audit 2005-2008</p>
	Housing	<p>Responding the needs and requirements of the current and future housing market.</p> <p>Support the viability of existing residential developments now and in the future.</p>	<p>Over the last decade the housing market and mix of tenure has changed due to the recession and the impacts this has had on house prices. The proportion of households that are rented instead of owned or mortgaged has increased. Likewise, the annual number of housing sales has fallen to a level lower than 1996.</p> <p>This means that because there is currently less demand for housing the potential future requirements may be less than previously anticipated. However, given the long timeframe over which the Local Plan will operate (to 2031) it is quite likely that the housing market will have changed again. Therefore the Local Plan needs to consider how it can allow flexibility to address potential changes in the future and this flexibility is something that the SA will also consider during the assessment of options and alternatives.</p> <p>The Thanet Private Sector Housing Strategy indicates that the standard of the existing stock is an issue, with the private rented sector being poor in some areas, particularly in Cliftonville.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes</p> <p>Thanet Local Plan</p> <p>Urban Housing Capacity Study (Kent District council)</p> <p>2002 Local Housing Needs Study</p> <p>Strategic Housing Land Availability Assessment</p> <p>Strategic Housing Market Assessment</p>

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	Mobility	Access to key services and employment opportunities through public transport provision.	<p>The Channel Tunnel Rail Link has benefited the UK as a whole but has led to substantial job losses in the cross channel ferry industry.</p> <p>Transport links in Thanet have been historically poor however in recent years a number of transport connections have improved significantly. The recently completed East Kent Access Road (A256) provides a fast connection to the A20/M20 at Dover and to the Port of Dover and Channel Tunnel. The Access Road also links Thanet with other major economic assets such as Manston, Kent's International Airport, the Port of Ramsgate and Discovery Park to the UK's main arterial road network in less than 60 minutes. Additionally, the introduction of High Speed 1 rail services in 2009 has reduced commuting from central London to Ramsgate to 76 minutes and Margate to 88 minutes.</p> <p>The local population is well served with public transport connections. Access throughout the district is possible via the Thanet Loop bus service. This covers Margate - Broadstairs - Ramsgate - Margate i.e. all towns/centres of commercial activity</p>	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
	Deprivation	Levels of economic disparity within the region and need to maximise opportunities for all sectors of society. Access to employment opportunities identified as an issue in limiting the realisation of Thanet's potential.	<p>The 2010 Office of National Statistics Indices of Deprivation indicates that Thanet is ranked the most deprived District in Kent and 65th in England (out of 354), moving it within England's top 20% deprived Districts in England in all 6 deprivation categories (employment, health deprivation, disability, educational skills and training, housing, geographical access to services and income). Per ward Margate is ranked the most deprived Ward</p> <p>Thanet is within the top 20% most deprived areas of Kent. 15.2% of the District's population are separated or divorced in comparison to the England and Wales average being 11.7% - this is the highest rate in Kent.</p>	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
	Health	<p>Maintenance of high levels of healthcare provision including dependent sectors of the community.</p> <p>Population demand on healthcare and support services (PCT initiatives).</p>	The poor health of Thanet cannot just be attributed to the number of older residents of people suffering a limiting long term illness. This ranks highest in the region (of 67) and is 37 th of the 376 Districts in England and Wales.	Census 2011.

Key Sustainability Issue	Sub Issue	Description	Validation	Source
ENVIRONMENT	Education and Skills	Access to skills development for all sectors of society. Particular demand associated with transient and dependent sectors of society.	<p>39% of East Kent's children's homes providing care for socially excluded children are located in Thanet. A large proportion of children remain in the area through to adulthood compounding a dependency culture.</p> <p>Within Thanet 15.9% of 16-60 year olds have low or very low literacy (15% nationally) and 35.1% have low or very low numeracy (33% nationally)</p> <p>It is well evidenced that the district has a number of skills gaps. Thanet's qualification profile is skewed towards NVQ1, 2 and 3, with all three above the county, region and UK. Promisingly it has proportionally fewer individuals with no qualifications (8.6%) this is compared to Kent at 11.4 per cent and the UK as a whole 12.2 per cent. However in terms of NVQ level 4, which is equivalent to degree level qualification, the district has proportionally far fewer residents that hold this qualification than the county, region and UK. In the South East over a third (39.7 per cent) are NVQ level 4 or above compared to 31.4 per cent in Thanet.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement</p> <p>Experian Economic and Employment Assessment – Thanet District Council, 2012</p>
	Perceptions and Image	Need to maintain the appearance, vitality and safety of the street scene within Thanet particularly associated with town centres and coastal areas.	With their competing catchment areas Thanet's towns have struggled to retain a vital commercial core and have lost many visitor attractions resulting in the stock of guest house and hotels being reduced and converted to private residential multiple user accommodation. However, this is starting to change particularly within Old Town in Margate and Marina in Ramsgate, but in some areas of public realm the main high streets are of a poor standard.	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement</p> <p>NLP Report</p>
	Biodiversity	Protection of designated sites including; SSSIs, SPA and Ramsar site.	<p>The Thanet coast is protected by a number of international and national conservation and biodiversity designations. These include Special Protected Areas, a Ramsar Site and Sites of Special Scientific Interest. A full list of designations made on biodiversity grounds are given in Appendix C.</p> <p>Threats to rare species of birds and the Chalk Reefs are a particular concern.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement, Kent Biodiversity Action Plan.</p>

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	Development Pressure	Threat to areas of high wildlife, conservation and biodiversity importance from economic and social development	<p>Development within the Thanet District presents areas of conservation and wildlife importance at threat. This is particularly evident in areas of 'coastal squeeze' where space for development is at a premium. Also the need for open space for recreational needs places additional pressures on designated areas.</p> <p>The impact of changes to air quality resulting from this development should also be considered.</p> <p>Where possible opportunities to link and extend wildlife habitats to reduce the impact of inappropriate development should be supported. In doing so it is important to make provisions for general green space and green infrastructure in association with development needs</p>	Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement, Kent Biodiversity Action Plan.
	Coastal Management	The coastal areas of Thanet have a high conservation and landscape value and should be afforded appropriate protection.	<p>The chalk reefs in themselves justify the need to afford significant management in the protection of the coastal area. In particular threats include; increasing pressure on coastal resources from recreational use, the potential impact of coastal flood defence construction, the impact of coastal erosion, impact from urbanisation and the threat to species of regional, national and international importance, such as the turnstone.</p> <p>Groundwater Source Protection Zones exist across the district.</p>	Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement, Kent Biodiversity Action Plan.
	Water Quality	Risk to water quality	<p>The whole of the Thanet area is classified as a Nitrate Vulnerable Zone. Furthermore nutrient runoffs may impact on inter tidal chalk reefs.</p>	Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement, Kent Biodiversity Action Plan. Environment Agency mapping

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	Climate Change and Flood Risk	Nation need to consider impacts associated with climate change and particular imperative within coastal locale. Risk of flooding must be considered in Local Plan development.	Thanet has a key advantage as flood risk does not pose a constraint to identifying sufficient housing site, commercial or industrial site opportunities.	Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement, Kent Biodiversity Action Plan, Environment Agency

8 Thanet Local Plan Sustainability Framework

8.1 Sustainable development

A key objective of the SEA Directive is to integrate the principles of sustainable development into the plan making process. The combined SA and SEA process does this by integrating economic, social and environmental considerations into the decision making process along with other evidence.

In order to understand this, it is necessary to define ‘sustainable development’ in the context of spatial planning. There are numerous definitions describing the concept of sustainable development. The most commonly cited definition of sustainable development is: *‘Development which meets the needs of the present without compromising the ability of future generations to meet their own needs’* (Brundtland Commission, 1987)

8.2 Objectives and Decision Making Criteria (DMC)

8.2.1 Development

There were a number of key starting points for developing SA Objectives and DMC. These are outlined below:

8.2.1.1 Sustainability Objectives SEA Requirements

It is essential that the SA Framework includes the topics required by the SEA Directive. These are:

‘the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.’ EU Directive 2001/42/EC (Annex 1)

8.2.1.2 UK Sustainable Development Objectives

The UK Government recognises five objectives for Sustainable Development as part of its Sustainable Development Strategy ‘Securing the Future’ (2005). Furthermore the NPPF sets out overarching principles and guidance by which the planning system can contribute to sustainability and prescribes a ‘presumption in favour of sustainable development’. The SA Framework should support and incorporate these objectives and principles

8.2.1.3 Established Objectives and Locally Relevant Issues and Parameters

The 2009 SA Scoping Report included an exercise to identify the key themes referred to within the Community Strategy and compare these against the proposed SA Objectives. In addition to the Community Strategy, the key objectives of the Integrated Regional Framework (IRF) for South East England and objectives of the Regional Spatial Strategy (RSS) were also identified and compared against the proposed SA Objectives.

Since 2009 changes to the planning system and introduction of the NPPF and Localism Act 2011 has led revocation and redundancy of the RSS and IRF. To mirror this change, SA framework objectives developed in 2009 have been reviewed and comparison made with NPPF principles to ensure alignment. This is summarised in Table 12.

8.2.2 Proposed SA Objectives and DMC

The SA Objectives are listed in Table 12. The full SA objectives, indicators and supporting DMC and indicators are given in Appendix D. Following on from the assessment of issues and options, it was suggested that SA objectives 5 and 16 should be amalgamated in to one objective as they both covered the same topic sustainable public transport. As a result, objective 5 was removed, thus reducing the total number of SA objectives to 23.

The SA objectives have been grouped against the themes of economy, social and environment, to tie in with SA policy. Each objective has been numbered to assist with cross referencing. The derived objectives are set out below in the following sections.

8.2.3 Social

1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need;
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society;
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;
4. To increase public safety and reduce crime and fear of crime;
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards;
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.

8.2.4 Economic

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;
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;
9. To protect and enhance the areas natural, semi-natural environments and street scene to support the tourist economy and quality of life;
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;
11. To ensure that a sustainable pattern of development is pursued.

8.2.5 Environmental

12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings;
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards;
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles;
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air;
17. To reduce waste generation and disposal and achieve the sustainable management of waste;
18. To ensure development within the District responds to the challenges associated with climate change;
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;
20. To conserve and enhance biodiversity;
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites;
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products;
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.

While it is acknowledged that some objectives could fit in a number of themes, it is not considered to be a barrier to the effective delivery of the appraisal process due to the following:

- The impact on each of the SA Objectives is assessed individually, and the appraisal also considers the impact on all the SA Objectives as a whole rather than by theme; and
- It must be recognised that the themes and SA Objectives are inextricably interlinked, contributing and impacting on each other.

It was important to consider the links between the SA Objectives when completing the appraisal. The links between the SA Objectives and other plan objectives are included in Table 12.

Table 12: SA Objectives Cross Referenced Against NPPF Objectives.

Objective Number / Thanet District SA Objective	NPPF Objectives
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p><i>NPPF – Headline principle</i></p> <p>Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p> <p><i>NPPF - Delivering a wide choice of high quality homes</i></p> <p>To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> • Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); • Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and • Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p><i>NPPF – Headline principle</i></p> <p>Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>
3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare dependant workers	<p><i>NPPF – Headline principle</i></p> <p>Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p> <p><i>NPPF – Promoting sustainable transport</i></p>

Objective Number / Thanet District SA Objective	NPPF Objectives
with skills necessary to ensure year round employment.	<p>Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.</p> <p><i>NPPF – Promoting healthy communities</i></p> <p>The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> • Give great weight to the need to create, expand or alter schools; and • Work with schools promoters to identify and resolve key planning issues before applications are submitted.
4. To increase public safety and reduce crime and fear of crime.	<p><i>NPPF – Requiring good design/Promoting healthy communities</i></p> <p>Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p><i>NPPF – Headline principle</i></p> <p>Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>

Objective Number / Thanet District SA Objective	NPPF Objectives
6. To create a vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued	<p><i>NPPF – Headline principle</i> Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p><i>NPPF – Headline principle</i> Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p> <p><i>(NPPF – Headline principle)</i> Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>
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.	<p><i>NPPF – Local Plans</i> Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:</p> <ul style="list-style-type: none"> • jobs needed in the area; <p><i>NPPF – Building a strong, competitive economy</i> In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth?
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.	<p><i>NPPF – Headline principle</i> Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities</p>
9. To protect and enhance the areas natural, semi-	<p><i>NPPF – Headline principle</i></p>

Objective Number / Thanet District SA Objective	NPPF Objectives
natural and street scene to support the tourist economy.	Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
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.	<p><i>NPPF – Headline principle</i></p> <p>Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p><i>NPPF – Headline principle</i></p> <p>Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p><i>NPPF – Headline principle</i></p> <p>Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p><i>NPPF – Headline principle</i></p> <p>Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>

Objective Number / Thanet District SA Objective	NPPF Objectives
14. To improve air quality in the District's Air Quality Management Areas.	<p><i>NPPF – Conserving and enhancing the natural environment</i></p> <p>Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.</p>
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p><i>NPPF – Headline principle</i></p> <p>Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p><i>NPPF – Promoting sustainable transport</i></p> <p>Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to</p> <ul style="list-style-type: none"> • accommodate the efficient delivery of goods and supplies; • give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; • create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; • incorporate facilities for charging plug-in and other ultra-low emission vehicles; and • consider the needs of people with disabilities by all modes of transport.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p><i>NPPF – Headline principle</i></p> <p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p> <p><i>NPPF – Facilitating the sustainable use of minerals</i></p> <p>So far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously.</p>

Objective Number / Thanet District SA Objective	NPPF Objectives
18. To ensure development within the District responds to the challenges associated with climate change.	<p><i>NPPF – Headline principle</i></p> <p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	<p><i>NPPF – Headline principle</i></p> <p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>
20. To conserve and enhance biodiversity.	<p><i>NPPF – Headline principle</i></p> <p>Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.</p> <p><i>NPPF – Protecting Green Belt Land</i></p> <p>Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p><i>NPPF – Conserving and enhancing the natural environment</i></p> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; and • Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability

Objective Number / Thanet District SA Objective	NPPF Objectives
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>To reduce the global, social and environmental impact of consumption of resources by using sustainability produced and local products (objective 16)</p> <p>(NPPF – Headline principle)</p> <p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p> <p>(NPPF – Facilitating the sustainable use of minerals)</p> <p>So far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p><i>NPPF – Headline principle</i></p> <p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p> <p><i>NPPF - Meeting the challenge of climate change, flooding and coastal change</i></p> <p>To support the move to a low carbon future, local planning authorities should:</p> <ul style="list-style-type: none"> • Plan for new development in locations and ways which reduce greenhouse gas emissions; • Actively support energy efficiency improvements to existing buildings; and • When setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

8.3 Assessing the Local Plan

The SA Framework outlined above was the criteria used to assess the likely significant effects of the Local Plan options. A description of the potential impacts has been included and the significance of the effect determined, taking into account the magnitude of the impact and the sensitivity of the feature or receptor concerned. Where a significant effect was predicted, measures to mitigate the effects have been identified so that the potentially significant effects can be avoided or the magnitude of the impact reduced, to a level where there would no longer be a significant effect.

In order to correctly code the policy effects, the following table was utilised. The following significance criteria have been developed to assess the effects of the plan options. Significant effects are those as defined in the SEA Directive as illustrated below.

Table 13: Significance Criteria for Policy Option Review.

Significance of effect		Description of effect
++	Significant Positive	Likely to benefit a large area of the District and wider area and beyond or a large number of people and receptors. The effects are likely to be direct and permanent and the magnitude will be major
+	Minor Positive	The extent of predicted beneficial effects is likely to be limited to small areas within the District or small groups of people and receptors. The effects can be direct or indirect, temporary or reversible. The magnitude of the predicted effects will be minor.
0	Neutral	Neutral effects are predicted where the option being assessed is unlikely to alter the present or future baseline situation.
-	Minor Negative	Minor negative effects are likely to be limited to small areas within the district, or limited to small groups of people and receptors and or those with low sensitivity to change. The effects can be direct or indirect, temporary or reversible. The importance of the receptor that is effect is likely to be minor as is the magnitude of the predicted effect.
--	Significant Negative	Likely to affect the whole, or large areas of Thanet or the wider district area. Also applies to effects on nationally or internationally important assets. The effects are likely to be direct, irreversible and permanent and or those with high sensitivity to change. The magnitude of the predicted effects will also be major.
?	Unknown	This significance criterion is applied to effects where there is insufficient information to make a robust assessment. It is also applied to the assessment of options that can have both positive and negative effects and it is not clear whether the positive or negative effects outweigh each other.
N/A	Not Applicable	This is applied to objectives that are clearly not affected by the option or policy being assessed.

Where there is an effect could have a positive or negative effect, but the magnitude is uncertain a combination of symbols will be used (e.g. - / ? signifies a potential minor adverse effect with a significant level of uncertainty associated

with the predicted effect). The full results from the assessment can be seen Appendix E.

The Local Plan that is the focus of this SA consists of overarching policies and site specific allocations for housing provision. For the housing and employment land allocations the SA objectives and assessment supporting questions do not independently provide the basis for a robust comparative SA of different sites. For this reason the criteria developed for the assessment and selection of housing sites have been reviewed and compared to the SA objectives, as previously detailed. This review highlighted how the site selection criteria relates to the SA. This review was then used to help undertake the appraisal of site allocations, using the SA framework. The site selection criteria can be found in Appendices A1 and A2.

Having undertaken the SA of the site allocations preferred site allocations were selected. To address potentially significant adverse effects this process has resulted in the inclusion of additional policies in the draft plan to ensure that these are mitigated (these are covered by policies regarding infrastructure, school, facilities and access to local amenities and services).

The following sections of the SA Report describe the results from this assessment in more detail. However, in some instances the detailed appraisal results have been included as appendices to this document due to their size and the number of policy area/options that have had to be assessed.

Appendix F illustrates where the proposed SA objectives overlap and meet the demands of the Strategic Priorities of Thanet District Council. The information also discloses if the Objective would have a neutral or potentially negative influence upon the Strategic Priorities. The information was constructed in order to ensure that the Policies proposed met the requirements of the priority areas that were initially outlined. It can be seen that at least one objective positively meets the demands of the strategic priorities thus showing that the proposed SA Objectives have applicability for aiding to guide the Districts vision for sustainable development.

9 Sustainability Appraisal of Local Plan Policies

This section summarises the results from the SA of the Local Plan policies. It describes the options that have been assessed, the reasons for selecting the preferred options and not selecting the alternatives. These are described in the table below. However the complete detailed appraisals can be found in Appendix E.

Table 14: Sustainability Appraisal Findings.

Policy SP01 - National Planning Policy Framework – Presumption in favour of sustainable development
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.
Policy SP02 - Economic Growth
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.
Policy SP03 - Land Allocated for Economic Development
Policy SP04 - Manston Business Park
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.
Policy SP05 - Manston Airport
Adoption of the policy would provide sustainable impacts in that it would specifically preserve and protect environmental, cultural and heritage features of the local area through the creation of an Area Action Plan as recommended as part of the mitigation strategy. Noise and air pollution would also be mitigated meaning any future plans would ensure sustainability and viability both socially and environmentally. These impacts are largely reflective of existing legislation that would protect such assets under a no policy scenario but commonly the impacts of no policy option are unknown as future developments cannot be assessed as the plans are not known. Over saturation of facilities and services could occur under no policy option as guidance would not be provided to ensure the new local demands are appropriately met. Policy adoption is largely centred upon ensuring the Airport can be mixed use but also retain the potential to be an operational facility. The Area Action Plan for the airport should provide further mitigation and specific local development plan criteria in order to make sure that the unknown impacts are appropriately mitigated.
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 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, international airport 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.

Policy SP19 - Affordable Housing

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.

Policy SP20 - Development in the Countryside

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.

Policy SP21 - Safeguarding the Identity of Thanet's Settlements

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.

Policy SP22 - Protection and Enhancement of Thanet's Historic Landscapes

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.

Policy SP23 - 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 SP24 - Biodiversity Enhancements

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.

Policy SP25 - Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve

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.

Policy SP26 - Protection of Open Space

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.

Policy SP27 - Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds

The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives.

Policy SP28 - Quality Development

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.

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 polices 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

<p>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.</p>
<p>Policy GI01 - Locally Designated Wildlife Sites</p> <p>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.</p>
<p>Policy GI02 - Regionally Important Geological Sites (RIGS)</p> <p>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.</p>
<p>Policy GI03 – Protected Species and other significant species</p> <p>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.</p>
<p>Policy GI04 - Amenity Green Space and Equipped Play Areas</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 GI05 - Protection of Playing Fields and Outdoor Sports Facilities</p> <p>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.</p>
<p>Policy GI06 - Landscaping and 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 GI07 - Jackey Bakers</p> <p>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.</p>
<p>Policy QD01 - General design principles</p> <p>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</p>
<p>Policy QD02 - Living Conditions</p> <p>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</p>

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 positive impact 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 particular 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 particular 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 particular 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 particular 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 particular 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

<p>adverse effects associated with the continued use of fossil fuels as part of individual heating installations.</p>
<p>Policy CC07 - Solar Parks</p> <p>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.</p>
<p>Policy CC08 - Richborough</p> <p>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.</p>
<p>Policy SE01 - Potentially Polluting Development</p> <p>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.</p>
<p>Policy SE02 - Landfill Sites and Unstable Land</p> <p>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.</p>
<p>Policy SE03 - Contaminated Land</p> <p>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.</p>
<p>Policy SE04 - Groundwater Protection</p> <p>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.</p>
<p>Policy SE05 - Air Quality</p> <p>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.</p>
<p>Policy SE06 - Noise Pollution</p> <p>The proposed policy would ensure that residents and other sensitive receptors are protected from unacceptable noise at both existing and future development locations.</p>
<p>Policy SE07 - Noise Action Plan Important Areas</p> <p>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.</p>
<p>Policy SE08 - Aircraft Noise</p> <p>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</p>

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

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.

None of the policies that have been selected for the draft Local Plan have been assessed as being likely to result in significant adverse effects, either in isolation or in combination with other plans and programmes. However, as can be seen in the SA matrices within Appendix E, many of the proposed policies have the potential to result in significant beneficial effects for the District and the people that live, work and visit it.

10 Next steps in the SA process

This chapter briefly describes the next steps in the SA process.

10.1 Complete the SA process

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.

10.2 Draft SA monitoring framework

Appendix D sets out a series of potential indicators and targets that could be used to monitor the significant effects of the Local Plan. It identifies the indicators and targets relevant to each SA objective and indicates the availability and source of the information data where known as identified through the review of plans and programmes and the baseline situation.

Such monitoring will enable any unforeseen adverse effects to be identified at an early stage and necessary remedial action to be undertaken (i.e. in line with requirements of the SEA Regulations).

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.

It is anticipated that the monitoring of the SA will take place annually alongside the monitoring of the Local Plan from 2015 to 2031 in the Annual Monitoring Report. The SA monitoring framework indicates that there is a strong overlap between the two processes.

11 Conclusion

Future developments will be guided by the policies proposed in the Local Plan. The policies cover a wide range of issues to ensure that sustainable development occurs across the district. Several broad overarching policies add a unified purpose across all policies and help create a framework for future sustainable development. Mitigation processes have been proposed throughout the SA process where relevant in order to maximise the positive (and by association reduce any negative) impacts resulting from the policies.

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

The SA process has helped create a Local Plan that sets out policies and proposals to guide decisions and investment on development and regeneration up to 2031. Under the SA process policies were appraised to ensure homes, jobs, community facilities, shops and infrastructure will be delivered and that the local environment and townscape are protected characteristics as their functioning underpin the economy and society.

Upon completion of the SA report it can be said that the draft Local Plan will not result in significant adverse effects. As a result, the plan will attain social, environmental and economic sustainability for the Thanet district due to the cohesive but varied nature of the policies. Once adopted, the Local Plan will form the statutory planning framework for determining planning applications and will replace the ‘saved’ policies from the Thanet Local Plan 2006.

Appendix A

Housing and Employment Land Allocation Assessment Tables And Results

A1 Housing Land Allocations and Assessment Criteria.

The process applied in this Thanet SHLAA generally reflects that established in the Kent & Medway Protocol, as set out for information below. Some local interpretation has been applied to reflect Thanet's circumstances (for example the criteria for assessing whether sites should be assessed in trawl 1 or 2).

POLICY CONSTRAINTS

A - Is the site within any of the following Areas?

Category 1: National and Regional

SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.

Category 2:

Metropolitan Green Belt

Category 3: Local

To be determined by each individual Authority in the light of local circumstances (In respect of Thanet this might include the designated Green Wedges)

B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?

C - Is the site neither in nor adjacent to a settlement?

D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

SUITABILITY.

A - Is the site allocated for housing in an existing development plan or does it have planning permission for housing?

If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.

B - Is the site in a suitable location when measured against the following criteria?

- Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.
- Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.
- Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.

In the case of Thanet the criterion applied is whether the site falls within a corridor where a range of services is accessible by public transport within 30 minutes.

IF A SITE FAILS TO MEET ANY OF THESE CRITERIA IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE UNLESS THE SITE IS OF SUCH A SCALE THAT THESE CONSTRAINTS COULD BE OVERCOME AS A RESULT OF ITS DEVELOPMENT.

C - Does the site have any of the following physical or infrastructure constraints?

- Access
- Highway capacity
- Infrastructure –
 - Water Supply
 - Sewerage/Drainage
 - Electricity supply
 - Gas Supply
 - Electricity Pylons
- Contamination/Pollution
- Adverse Ground Conditions
- Hazardous Risk
- Topography
- Flood Zone

If yes, how and when can the constraint be overcome?

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

D - Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?

- Townscape
- Landscape
- Trees
- Conservation Areas
- Historic Parks and Gardens

- Listed Buildings
- Scheduled Ancient Monuments
- Sites of Nature Conservation Interest/Protected Species

If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?

IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

E - Would the amenity of residents be adversely affected by any external, environmental factors?

If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?

IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

AVAILABILITY.

A - Do any of the following legal or ownership factors apply to the site?

- Multiple ownership likely to result in protracted site assembly, part of the site being unavailable for development or a ransom strip situation.
- Existing tenancy or lease agreement, which could affect the timing of the release of the site for development.
- The willingness of an owner of owners to sell.
- The willingness of a developer with control of the site to develop.

If yes, how and when can the constraint be overcome?

IF THERE ARE ANY CONSTRAINTS TO THE DEVELOPMENT OF THE SITE WITHIN THE RELEVANT TIMESCALE WHICH CANNOT BE OVERCOME, (i.e. IT IS NOT AVAILABLE), THE SITE WILL NOT SUBSEQUENTLY BE ASSESSED FOR ITS ACHIEVABILITY.

ACHIEVABILITY.

Can development of the site be achieved during the plan period having taken into account the following market, cost and delivery factors?

A - Market

- Compatibility of adjacent uses
- Land values compared with alternative uses
- Attractiveness of locality
- Market demand
- Projected rate of sales.

B - Cost

- Site preparation to overcome physical constraints
- On-site and off-site planning and infrastructure requirements
- Availability of funding

C - Delivery

- Developers' phasing
- Build-out rates
- Number of developers
- Size and capacity of developer.

If the site is deliverable and developable, in which of the following periods would development take place?

- During the next five years
- During years six to ten
- During years eleven to fifteen
- Beyond year fifteen and a) within plan period or b) beyond plan period, if known.

Information on the timing of overcoming physical, infrastructure, and legal constraints, identified under "Suitability" and "Availability", will be taken into account, together with the "Achievability" criteria when determining the time of development.

The table below shows the allocated sites and their assessment scores for Housing Allocations.

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S1	Corner of Dumpton Park Dr. & Honeysuckle Rd	Ramsgate	3	2	2
S19	Adjacent to 9 Minnis Road	Birchington	3	2	2
S42	Rear of 18-36 St Peter's Road	Margate	3	2	2
S46	Rear 59-65 Harold Road	Margate	3	2	2
S47	Adjacent to 60 Harold Road & rear of 40-56 Harold Road	Margate	2	2	2
S48	Adjacent to 14 Harold Road	Margate	3	3	3
S65	Rear of 2-22 Ethelbert Road	Margate	3	2	2
S103	Land adjacent to 2 Grange Road	Ramsgate	4	2	2
S106	End of Seafield Road	Ramsgate	2	2	3

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S107	Land adjacent to 12 Kings Road	Ramsgate	4	3	3
S112	Adjacent to 8 Chapel Place	Ramsgate	3	1	1
S113	Adjacent to 21 Royal Road & 9 Townley Street	Ramsgate	4	2	2
S141	Land Adj Westwood Centre	Margate	4	3	3
S145	St Augustine's College Canterbury Road	Westgate	4	4	4
S149	29 Ethelbert Crescent	Margate	4	2	3
S150	17-23 Dalby Square	Margate	4	3	2
S158	r/o 7-10 Marine Gardens	Margate	4	3	2
S159	Royal Sea Bathing Hospital, Canterbury Road	Margate	4	4	2
S160	Former Allotment Gardens Manston Road	Ramsgate	4	4	4
S162	Pleasurama Amusement Park, Marina Esplanade	Ramsgate	3	4	3
S164	Former Police Station & Former Magistrates Court Cavendish Street	Ramsgate	4	4	3
S165	St. Georges Hotel Eastern Esplanade	Margate	3	3	3
S167	69 Eaton Road	Margate	4	4	4
S168	British Gas Site, Boundary Road	Ramsgate	3	3	2
S172	Granville House, Victoria Parade	Ramsgate	4	3	2
S174	Land At The Junction Of Wilderness Hill Dane Road	Margate	4	3	3
S179	6 North Foreland Road	Broadstairs	4	3	3
S183	Newington Library Newington Road	Ramsgate	4	3	2
S189	Land At Queens Arms Yard Duke Street & Market Street Between	Margate	3	2	2
S196	Gas Holder Station, Addington Street	Margate	2	3	2
S200	100 Grange Road	Ramsgate	3	2	3
S209	44, Canterbury Road	Margate	4	3	2
S215	W W Martin (Thanet) Ltd Dane Park Road	Ramsgate	3	2	2
S216	131 - 141 King Street	Ramsgate	4	3	2

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S217	Pierremont Garage High Street 94	Broadstairs	4	3	3
S219	1 & 2 & 96-98 Harbour Parade Kent Terrace	Ramsgate	4	3	3
S221	67, Victoria Road	Margate	4	3	2
S227	139 - 141 High Street	Ramsgate	4	3	2
S230	10 Cliff Street	Ramsgate	4	3	2
S234	9 & 30-32, Cavendish Street & High Street, Land Adj.	Ramsgate	4	3	3
S236	6 - 14 Victoria Road & Church Street Land Between & Former Yard	Margate	4	2	2
S238	24-25A Park Place	Margate	4	3	3
S239	Beaconsfield House St. Peters Road 25	Broadstairs	4	4	3
S243	Court Stairs Lodge Pegwell Road	Ramsgate	4	3	3
S250	Station Approach Yard, Station Approach	Birchington	4	3	3
S258	6-8 Cliff Street	Ramsgate	4	3	3
S260	Land At Grant Close Grant Close/Victoria Road	Broadstairs	4	3	3
S262	77, site adj, Hereson Road	Ramsgate	3	3	3
S263	56, 56A & 58, Station Road	Birchington	4	3	3
S272	69 Westcliffe Road	Ramsgate	4	3	3
S276	Complete Car Sales Willsons Road	Ramsgate	4	2	3
S290	Land To Rear Of 28, High Street	Broadstairs	3	3	3
S293	10-14 Vicarage Crescent	Margate	4	3	3
S295	38,38A & 42 St Peters Road	Broadstairs	4	3	3
S297	Cliff Cottage Herschell Road	Birchington	4	3	3
S301	27-29 Alexandra Road	Margate	4	3	3
S304	5 Hardres Street	Ramsgate	4	3	3
S316	Land Rear Of 102 - 114, Grange Road	Ramsgate	4	2	3
S318	Brown & Mason Ltd, Canterbury Road, Court Mount	Birchington	4	3	3
S321	167 Pegwell Road	Ramsgate	4	3	2
S322	Units 1 - 4, Monkton Place	Ramsgate	4	3	2

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S333	The Surgery, Mildmay Court Bellevue Road	Ramsgate	4	1	1
S334	23 Western Esplanade	Broadstairs	3	2	2
S335	Hainault Haine Road	Ramsgate	4	3	3
S339	3 & 7 Northumberland Avenue	Margate	4	3	2
S348	6 Surrey Road	Cliftonville	4	3	3
SR1	THE ELLINGTON AND HERESON SCHOOL, RAMSGATE ROAD, BROADSTAIRS, CT10 1PJ	BROADSTA IRS	3	3	3
SR2	45-49 AND 51, SEA ROAD, WESTGATE ON SEA	WESTGATE	3	2	3
SR3	Capital House Northdown Road	MARGATE	3	3	3
SR4	LAND AT 57 59 61 63 AND 67, EATON ROAD, MARGATE	MARGATE	3	3	3
SR5	ELLINGTON HIGH SCHOOL, ELLINGTON PLACE	RAMSGATE	4	4	4
SR6	LAND ADJ THE PROMENADE, ALL SAINTS AVENUE	MARGATE	4	4	4
SR9	DANE VALLEY ARMS, DANE VALLEY ROAD, MARGATE, CT9 3RZ	MARGATE	3	2	3
SR10	ST BENEDICTS CHURCH, WHITEHALL ROAD	RAMSGATE	3	2	3
SR11	100 South Eastern Road	RAMSGATE	4	2	3
SR12	237 RAMSGATE ROAD, MARGATE	MARGATE	3	2	3
SR13	56 DUMPTON PARK DRIVE, BROADSTAIRS	BROADSTA IRS	4	4	3
SR15	8-12 HIGH STREET, BROADSTAIRS	BROADSTA IRS	3	2	3
SR16	Builders Yard, The Avenue, Margate	MARGATE	3	2	3
SR18	Lockwoods Yard The Grove	WESTGATE -ON-SEA	3	2	2
SR20	43-49, High Street	MARGATE	3	4	4

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
SR21	86-88 ELLINGTON ROAD, RAMSGATE, CT11 9SX	RAMSGATE	3	2	3
SR22	Land adjoining 34 Seafield Road & 121,121A & 121B Southwood Road	RAMSGATE	3	2	3
SR23	2A PARK ROAD, RAMSGATE, CT11 7QE	RAMSGATE	3	2	3
SR25	33 BELMONT ROAD, RAMSGATE	RAMSGATE	3	2	3
SR26	41-43 VICTORIA ROAD, MARGATE	MARGATE	3	3	3
SR27	58 Maynard Avenue	MARGATE	4	3	3
SR28	69 SEA ROAD, WESTGATE ON SEA	WESTGATE	3	4	3
SR30	13 Canterbury Road	MARGATE	4	3	4
SR31	2 & 3 St. Mary's Road	BROADSTAIRS	3	4	4
SR32	2 ADELAIDE GARDENS & ADJ 32 ADELAIDE GARDENS	RAMSGATE	3	4	4
SR34	DANE VALLEY FILLING STATION, MILLMEAD ROAD	MARGATE	4	3	3
SR35	10-14 The Square	BIRCHINGTON	3	2	4
SR37	125 HIGH STREET, MARGATE, CT9 1JT	MARGATE	4	3	3
SR41	62A ADDISCOMBE ROAD, MARGATE	MARGATE	3	2	3
SR42	ABBEY LODGE, PRIORY ROAD, RAMSGATE, CT11 9PG	RAMSGATE	3	2	3
SR43	OLD SCHOOL LODGE, NEW CROSS STREET, MARGATE, CT9 1EH	MARGATE	3	3	3
SR44	SHERIDAN, CLIFF ROAD, BROADSTAIRS, CT10 3QZ	BROADSTAIRS	3	2	3
SR45	1 Thanet Road	MARGATE	3	2	2
SR47	112 High Street	RAMSGATE	4	3	3
SR48	140, King Street	RAMSGATE	3	3	1
SR50	25-27 TURNER STREET, RAMSGATE	RAMSGATE	3	2	3

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
SR51	3-7 Surrey gardens, Margate	MARGATE	3	2	3
SR52	38 SWEYN ROAD, MARGATE, CT9 2DH	MARGATE	4	3	3
SR54	41 ROYAL ROAD, RAMSGATE	RAMSGATE	3	2	4
SR56	The Old Forge Buildings, R/O 26 Church Street	BROADSTAIRS IRS	4	3	3
S358	22 Cecil Square	Margate	3	3	3
S376	Vere Road car and coach park	Broadstairs	4	4	4
S393	Highfield Road land	Ramsgate	3	3	3
S410	Fort Hill/Arcadian	Margate	4	2	2
S411	Cottage car park	Margate	3	2	2
S412	Margate Town centre	Margate	3	2	2
S415	South of Canterbury Road, Ramsgate	Ramsgate	2	3	2
S429	Safari House, Hayne Road, Ramsgate	Ramsgate	4	3	3
S447	Red House Farm, Manston Court road, Westwood.	Broadstairs	3	3	3
S452	Part of Allotment gardens, Manston Rd, Ramsgate	Ramsgate	3	3	3
S467	Furniture mart, Bath Place & Grotto Hill, margate	Margate	4	3	3
S498	Land at Street farm, Birchington	Birchington	3	3	3
S499	Land at Court Mount, Birchington	Birchington	3	3	3
S505	Land south east of Brooke Avenue, Garlinge	Margate	3	3	3
S511	Land at Nash court Road, Westwood, Margate	Margate	3	2	2
S515	Land at Gore End Farm, Birchington	Birchington	3	3	3
S522	EuroKent Business Park Haine Road, Ramsgate	Ramsgate	3	3	3
S525	Land r/o Holy Trinity School, Dumpton Park Dr, Broadstairs (2 sites)	Broadstairs	3	3	3
S527	Laleham School, Margate (2 sites)	Margate	4	2	2
S529	Land Victoria Rd, Dane Rd Thanet Rd & Danesmead Terr, Margate	Margate	3	2	2

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S534	Haine Farm, Haine Road (adjacent to Eurokent Business Park)	Ramsgate	2	2	3
S535	Land west of Haine Road (adjacent to Eurokent Business park)	Ramsgate	1	3	1
S536	Land off Northwood Road, Ramsgate	Ramsgate	4	2	3
S540	Land off Nash/Manston Rd's, Margate	Margate	3	3	3
S549	Land at Coldswood Road/Haine Road, Ramsgate	Ramsgate	1	3	1
S550	Land at Hundreds Farm	Westgate	3	3	3
S553	Land West of Red House farm, Westwood	Margate	3	3	2
SR57	Wyevale Garden Centre, Hereson Rd,	Ramsgate	3	3	3
SR60	Land at Haine Rd & Spratling St,	Ramsgate	2	2	2
SR61	Land North of reading Street & East of Convent Rd,	Broadstairs	3	3	2
186a	77-85 High St	Ramsgate	3	3	2
SR65	Land at Waterside Drive,	Westgate	3	2	3
S106a	Land a Seafield Rd and fronting Southwood Road,	Ramsgate	3	3	3
SR67	14 Suffolk Avenue,	Westgate	3	2	3
SS16	Margate Delivery Office, 12-18 Addington St, Margate	Margate	4	3	3
SS20	Industrial Units, Marlborough district Rd, Margate CT9 5SU	Margate	3	3	3
SS21	Haine Lodge, Spratling Street, Ramsgate	Ramsgate	4	3	3
SS22	Former Newington Nursery & Infant School, Melbourne Avenue, Ramsgate CT12 6JS	Ramsgate	2	3	3
SS23	Gap House School, 1 Southcliff Parade, Broadstairs	Broadstairs	2	3	2
SS24	Foreland School, Lanthorne Rd, Broadstairs	Broadstairs	3	3	3

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
SS33	Land at Haine Rd ("Manston Green"), Ramsgate	Ramsgate	3	3	3
ST1	Land South of Canterbury Rd	Westgate	3	3	3
ST2	Land south of Linksfield Rd, Westgate	Westgate	3	3	3
ST3	Land west of park lane,	Birchington	3	3	3
SR69	Rear of Cecilia Road,	Ramsgate	2	2	2
SS34	Thanet Reach Southern part, Broadstairs	Broadstairs	3	3	3
SS35 (inc S433)	Manston Rd Industrial Estate, Ramsgate	Ramsgate	3	3	3
SS36	Pyson's Road Industrial Estate (Part) Broadstairs	Broadstairs	3	3	3
SS37	Part of former gas works at Dane Valley Industrial Estate, St Peter's	St Peters	3	3	3
SS40	140-144 Newington Rd, Ramsgate	Ramsgate	3	3	3
SS43	Magnet & Southern, Newington Rd, Ramsgate	Ramsgate	3	3	3
S85	End of Prospect Road	Minster	3	3	3
S88	Rear of 28-36 Station Road	Minster	3	3	3
S416 & 561	Land south side of Cottington Rd	Cliffsend	2	3	2
S426	Jentex site Canterbury Rd West	Cliffsend	2	2	2
S435(1)	Land west of Cliff View Rd, Cliffsend	Cliffsend	2	3	3
S435(2)	Land west of Beech Grove, Cliffsend	Cliffsend	2	3	2
S436	Land west of Greenhill gardens, Minster	Minster	3	3	3
S455	Young's Nursery, Arundel Road	Cliffsend	3	3	3
S468	Site "A" South side of A253, Cliffsend	Cliffsend	2	3	3
S488	Land at manor Rd	St. Nicholas	2	3	3
S509	Land at The Length	St Nicholas	2	3	3
S512	Land at Tothill St	Minster	3	3	3
S543	Builders yard south of 116-124 Monkton Street, Monkton	Monkton	3	3	3

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S240	Land at 71-75 Monkton St	Monkton	3	3	3
SR33	Land East of High Street, Minster	Minster	4	4	4
ST4	Land south side of Foxborough lane, Minster	Minster	3	3	3
ST6	Land at Walter's hall Farm, north side of Monkton St, Monkton	Monkton	3	3	3

Land Assessment Tables for Call for Sites Locations.

The below matrix represents those SHLAA sites, which were sites submitted to Thanet District Council by landowners, sites allocated/safeguarded for employment, sites within and adjoining the villages and other sites outside built confines. This matrix was utilised to add depth and understanding to create a broad overview for the locations because in general they are larger sites outside the planning system/outside the urban confines and may warrant additional consideration to local factors (e.g. ecology, transport, etc.).

Below is the colour coded key that was utilised throughout.

Assessment criteria	Flood Zone	Green Wedge	Inside/Outside urban/village confines	Relationship to built urban/village confines	Other potential impacts on separation between settlements	Landscape character area	Within 30mins of public transport route	Sustainability	Availability of access	Highway Capacity
Key Code	1	2	3	4	5	6	7	8	9	10
Zone 1	Zone 1	No	A = Inside urban area confines.	A = Within urban/village confines	A = None apparent	X = No landscape character designation	Y = Within	A = Existing	A = Existing	A = Existing
	Zone 2	Part	B = Part inside urban confines or within or part within village confines	B = Abutting urban/village confines	B = Potential to erode corridor between settlements	CCP = Central Chalk Plateau or Quex park	P = Part within	B = Potential	B = Potential	B = Potential
	Zone 3	Yes	C = Outside urban area confines.	C = Less than 30% of site edge abutting u/v confines		WNS =Former Wantsum North Shore	O = Outside	C = Difficult	C = Difficult	C = Difficult
				P = Poor relationship with confines		FWC = Former Wantsum Channel				
				D = Outside and not abutting urban/village confines						

Assessment criteria	Previously developed	Agricultural quality	Land	Ecology	Archaeology potential	Contamination potential	Source protection zone	Coastal change	Aircraft noise
Key Code	11	12	13	14	15	16	17	18	
PDL	N/A (often listed as Urban)	4 = Minimal potential for ecological impacts	5 = No archaeology potential	A = No Known Issue	A = Outside	A = Not on coast (more than 100 m beyond shoreline)	A = <57		
	Low	3 = Potential for minor ecological impacts	4 = Lesser archaeology through condition	B = Potential Issue	B = Inside	B = Hold the Line (Grey 25%)	B = 57-63 (25% shade)		
	Medium	2 = Potential for Moderate Ecological Impacts	3 = Sign archaeology but generally dealt with through condition	C = Possible significant issue		C = Managed Realignment (any epoch) grey 50%	C = 63-72 (40% shade)		
	High or known to be/include BMV	1 = Potential for significant ecological impacts	2 = Further assessment needed before an informed decision can be reached.				D = >72 (50% shade)		
			1 = Avoid something as highly significant						

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Land at Court Mount, Birchington	S499	1	n	C	B	A	CCP	y	C	B	B	N	H	4	2	B	A	A	a) <57
Land at Gore End Farm, Birchington	S515	1	n	C	B	A	WNS	y	C	C	C	N	H	3	1, 2 & 3	B	A	A	a) <57
Land at Surrey Gardens, Birchington	SR64	1	n	A	A	A	X	y	A	A	A	Y	Urban	3	3	A	A	A	a) <57
Land North of Park Road, Birchington	S460	1	Yes	C	B	A	CCP	y	B	B	B	N	H	3	2	A	A	A	a) <57
Land at Street farm, Birchington	S498	1	n	C	B	A	WNS	y	B	B	B	N	H	3	2,3	B	A	A	a) <57
Land Adjoining 92 park Road, Birchington	S456	1	n	C	B	A	QP	y	B	A	A	N	H	3	3	A	A	A	a) <57
Land at 169 Minnis Road, 42 Artur rd and Viking Close, Birchington	S532	3	n	A	A	A	X	y	C	A	A	P	Urban	3	3	A/B	A	B	a) <57
Land west of park lane, Birchington	ST3	1	n	C	C	B	CCP	p				N	H	3	3	A	B	A	a) <57
Land west of Birchington	S420	1	n	C	C	A	WNS	O	C	A	B	N	H	2	1	B	A	C	a) <57
Land at Birchington Medical Centre	S548	1	n	C	B	A	WNS	y	A	A	A	Y	H	4	3	A	A	A	a) <57
Land between 296 & 284 Canterbury Road, Birchington	SS28	1	n	A	A	A	X	y	B	B	B	N	Urban	4	4	A	A	A	a) <57
EuroKent Business Park Haine Road, Ramsgate	S522	1	n	A	A	A	X	y	B	B	B	P	H	3	3	B	B	A	a) <57
land east of Harbour Approach Road, Ramsgate	S497	1	n	C	B	B	WNS	y	B	B	B	N	H	3	1	B	B	b	b) 57-63 (small part)
Land south of manston Rd, (opposite Princess Marg. Ave.) Ramsgate	S554 see later entry	1	n	A	A	A	X	Y	see later entry below			Y	Urban	2	see later entry below			A	b) 57-63

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
DUPLICATE ENTRY See S554 below																			
Land North of manston Road, Ramsgate.	S431	1	n	C	C	B	CCP	y	B	A	B	N	H	3	2	A	B	A	a) <57
Part of Allotment gardens, Manston Rd, Ramsgate	S452	1	n	A	A	A	X	y	B	A	B	N	H	2	3	B	B	A	b) 57-63 (small part)
Land north of manston Road Ramsgate. (See R25-18)		1	n	C	C	B	CCP	y											A a) <57
Land south of manston Road, Ramsgate.(see R-25-18)		1	n	C	C	B	CCP	y											A c) 63-72
Land off Northwood Road, Ramsgate	S536	1	n	A	A	A	X	y	A	A	B	N	Urban	3	3	A/B	B	A	a) <57
Nethercourt Estate, (north of Canterbury Rd), Ramsgate	S414	1	n	C	B	B	CCP	y	C	B	B	N	H	2	2	B	B	A	c) 63-72
Safari House, haine Road, Ramsgate	S429	1	n	A	A	A	X	y	B	B	A	P	H	4	3	A	B	A	a) <57
South of canterbury Road, Ramsgate	S415	1	n	C	B	B	WNS	y	C	B	A	N	H	2	1	A/B	B	A	b) 57-63
Beerling's farm, haine Road, Ramsgate	S446	1	n	A	A	A	X	y	B	B	A	N?	H	3	3	A	B	A	a) <57
Along Spratling Lane, Ramsgate	S130	1	n	A	A	A	X	Y	See SS21			P	Urban	See SS21				B	A a) <57
Newington Library, Newington Rd, Ramsgate	S183	1	n	A	A	A	X	y	A	A	A	Y	Urban	3	3	A	B	A	a) <57
Adjacent to 63 Spratling Street., Ramsgate	S129	1	n	A	A	A	X	Y	see R25-175 close fit			N	Urban	see R25-175				B	A a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Land at Coldswood Road/Haine Road, Ramsgate	S549	1	n	C	C	B	CCP	y	B	B	B	N	H	3	2	A	B	A	a) <57
Wyevale Garden Centre, Hereson Rd, Ramsgate	SR57	1	n	A	A	A	X	y	A	A	A	Y	Urban	4	3	A/B	A	A	a) <57
Land at Haine Rd & Spratling St, Ramsgate	SR60	1	n	C	C	B	CCP	y	C	C	C	P	H	3	3	A/B	B	A	a) <57
77-85 High St Ramsgate	S186a	1	n	A	A	A	X	y	A	A	A	Y	Urban	4	3	A	A	A	b) 57-63
Land at Warre Avenue, Ramsgate	SR63	1	n	A	A	A	X	y	B	A	A	N	Urban	2	1	A	A	A	a) <57
Land a Seafield Rd and fronting Southwood Road, Ramsgate	S106a	1	n	A	A	A	X	y	B	B	B	P	Urban	3	3	A/B	B	A	b) 57-63
Land r/o 3 Winterstoke Way Ramsgate	SR66	1	n	A	A	A	X	y	B	C	A	N	Urban	4	3	A	A	A	a) <57
Focus Store & land Rear, Pyson's Road, Ramsgate	S428	1	Part	C	B	A	Part CCP Part X	y	B	A	A	P	Urban	3	3	A/B	B	A	a) <57
Manston Road (South), Ramsgate	S554 (See also SS35)	1	n	A	A	A	X	y	A	A	B	Y	Urban	2	2	B/C	B	A	b) 57-63
Rear of Cecilia Road, Ramsgate	SR69	1	n	A	A	A	X	y	B	B	B	Y	Urban	4	3	B	A	A	a) <57
Manston Rd Industrial Estate, Ramsgate	SS35 (See also S554)	1	n	A	A	A	X	y	B	A	B	Y	Urban	3	2	B/C	B	A	a) <57
140-144 Newington Rd, Ramsgate	SS40	1	n	A	A	A	X	y	B	A	B	Y	Urban	4	4	B	A	A	a) <57
Prince's Rd Depot, Ramsgate	SS41	1	n	A	A	A	X	y	B	A	B	Y	Urban	3	4	B/C	A	A	a) <57
Whitehall Rd Industrial Estate, Ramsgate	SS42	1	n	A	A	A	X	y	B	A	B	Y	Urban	4	4	B/C	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
St Lawrence Industrial Est, Ramsgate	SS44	1	n	A	A	A	X	y	B	A	B	Y	Urban	4	4	B	A	A	b) 57-63
Magnet & Southern, Newington Rd, Ramsgate	SS43	1	n	A	A	A	X	y	B	A	B	Y	Urban	4	4	B/C	A	A	a) <57
Land between Mallisden & Hollydene, Haine Rd, Ramsgate	SS1	1	n	A	A	A	X	y	B	B	B	N	H	2	4	A	B	A	a) <57
Adj 9 & 11 Helvellyn Avenue, Ramsgate	SS14	1	n	A	A	A	X	y	B	B	B	N	Urban	3	3	A	B	A	b) 57-63
Ramsgate Delivery Office, 42 Wilfred Road, Ramsgate	SS17	1	n	A	A	A	X	y	A	A	B	Y	Urban	4	4	A/B	B	A	a) <57
Haine Lodge, Spratling Street, Ramsgate	SS21	1	n	A	A	A	X	y	C	B	B	Y	H	3	3	A/B	B	A	a) <57
Former Newington Nursery & Infant School, Melbourne Avenue, Ramsgate CT12 6JS	SS22	1	n	A	A	A	X	y	B	B	B	P?	Urban	3	3	A	B	A	a) <57
Land at Haine Rd ("Manston Green"), Ramsgate	SS33	1	n	C	P	B	CCP	y	C	B	B	N	H	3	1	B/C	B	A	c) 63-72
31 Victoria Road, Ramsgate	S473	1	n	A	A	A	X	y	A	A	A	Y	Urban	4	3	A/B	A	A	a) <57
Land South of Manston Road, Ramsgate.	S432	1	n	C	C	B	CCP	y	B	B	B	N	H	3	1	B	B	A	c) 63-72
Rose farm House, Haine Road, Ramsgate.	S445	1	n	C	C	A	CCP	y	B	B	A	N?	H	3	3	A	B	A	a) <57
Warten Road Playing field, Warten Road, Ramsgate	S462	1	n	A	A	A	X	y	B	A	A	N	Urban	3	3	B	A	A	a) <57
Land at Stone Cottage, Haine Road, Ramsgate	S551	1	n	A	A	A	X	Y	B	B	B	N	H	3	3	A/B	B	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Land at Nash court Road, Westwood, margate	S511	1	n	C	B	A	CCP	p	B	B	C	N	H	3	2	B	A	A	a) <57
Land at Nash & Haine Rds (Gleesons site), Westwood.	S141	1	n	A	A	A	X	Y	A	A	A	N	H	3	3	A/B	B	A	a) <57
Land r/o 11 Canterbury Rd, Westgate	S30	1	n	A	A	A	X	y	B	A	A	P	Urban	2	3	A	A	A	a) <57
Land off Nash/Margate Rds, Margate	S540	1	n	C	B	A	CCP	y	B	B	C	N	H	3	1,3	A/B	A	A	a) <57
Nash Farm , Nash Court Road, Margate	S425	1	n	C	B	A	CCP	y	B	C	B	N	H	2	2,3	B	A	A	a) <57
Laleham School, Margate (2 sites) (Site 1 = western part. Site 2 = eastern part)	S527	1	n	A	A	A	X	y	A	A	A	Y	Urban	3	3	A/B	A	A	a) <57
Land at East Northdown Farm, margate	S463	1	n	A	A	A	X	y	B	A	B	P	H	2	2	B	A	A	a) <57
Land at Margate station, margate	S422	1	n	A	A	A	X	y	A	A	A	Y	Urban	3	3or4	C	A	A	a) <57
Former railway track, Nash Road, margate	S424	1	n	B	B	A	CCP	y	A	C	A	N	Urban	2	3,4	C	A	A	a) <57
Rear of 16-52 Bird's Avenue, Margate	S032	1	n	C	A & B	A	Part CCP	Y	B	C	A	N	Urban	2	3	A	A	A	a) <57
Rear of 15-70 Nash Road, Margate	S073	1	n	A	A	A	X	Y	B	C	B	N	Urban	3	3	A/B	A	A	a) <57
Land at Ramsgate Road, Margate	S481	1	Part	B	B	A	Part CCP part X	y	B	A	C	P	H	2	3	A/B	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Land west of Updown House, Ramsgate Road, Margate	S489	1	Yes	C	C	A	CCP	y	B	A	C	N	H	3	2	A/B	A	A	a) <57	
East Northdown Farm, Margate	(within S463)	1	n	A	A	A	X	y	B	C	B	P	Urban	3	1	A/B	A	A	a) <57	
All Saint's Industrial Estate, Margate	SS38	Adj 2/3	n	A	A	A	X	y	B	A	B	Y	Urban	4	4	B/C	A	A	a) <57	
Tivoli Road, Industrial Estate, Margate	SS39	3	n	A	A	A	X	y	B	A	B	Y	Urban	4	4	B	A	A	a) <57	
Land east of Quex Road, Westgate	S484	1	n	C	B	A	CCP	y	B	C	A	N	H	3	3	A	A	A	a) <57	
Land at Briary Close, Westgate	S485 & 486	1	n	C	B	A	CCP	y	B	A	A	N	H	3	2	A	A	A	a) <57	
Land at Hundred's Farm, Westgate	S550	1	n	A	A	A	X	y	B	B	B	N	Urban	2	3	A	A	A	a) <57	
Land at Briary Close, Westgate	S485 & 6	1	n	C	B	A	CCP	y	A	B	B	N	H	3	2	A	A	A	a) <57	
Land at Waterside Drive, Westgate	SR65	Adj 2/3	n	A	A	A	X	y	B	A	A	N	Urban	4	3	A	A	A	a) <57	
14 Suffolk Avenue, Westgate	SR67	1	n	A	A	A	X	y	A	A	A	Y	Urban	2	3	A/B	A	A	a) <57	
Land south west of Briary Close, Westgate	SR68	1	n	C	C	A	CCP	y	B	B	B	N	H	2	2	A	A	A	a) <57	
All Saint's Industrial Site, All Saints Ave, Margate see SS38		1	n	A	A	A	X	y	see SS38			Y	see SS38					A	A	a) <57
Margate Delivery Office, 12-18 Addington St, Margate	SS16	1	n	A	A	A	X	y	A	A	B	Y	Urban	4	4	A/B	A	A	a) <57	
Industrial Units, Marlborough Rd, Margate CT9 5SU	SS20	3	n	A	A	A	X	y	B	B	B	Y	Urban	3	4	B	A	A	a) <57	
Gas Holder Station, Dane Road, Margate	S196	3	n	A	A	A	X	y	B	B	B	Y	Urban	4	2	C	A	A	a) <57	

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
The Rendezvous, Margate	S409	Adj 3	n	A	A	A	X	y	A	B	B	Y	Urban	1	3	A/B	A	B	a) <57
Furniture mart, Bath Place & Grotto Hill, margate	S467	1	n	A	A	A	X	y	A	A	A	Y	Urban	3	3	A/B	A	A	a) <57
Land at Draper's Mill Primary School, Margate	S475	1	Yes	C	C	A	CCP	y	A	A	A	N	H	2	2	A	A	A	a) <57
Arlington House & 1- 50 Arlington Sq, Margate	S408	Adj 2/3	n	A	A	A	X	y	A	A	A	Y	Urban	4	3	A	A	B	a) <57
Land South of Canterbury Rd Westgate	ST1	1	n	C	B	None apparent	CCP	y				N	H	3	2	A/B	A	A	a) <57
Land south of Linksfield Rd, Westgate	ST2	1	n	C	B	None apparent	CCP	y				N	H	3	3	A	A	A	a) <57
Land West of Red House farm, Westwood	S553	1	n	C	B	A	CCP	O	B	B	B	N	H	3	3	A	B	A	a) <57
Red House Farm, Manston Court road, Westwood.	S447	1	n	B	A & B	A	CCP & X	y	B	A	B	N?	H	3	3	A	B	A	a) <57
Adj Westwood Lodge, Sloe lane.	S449	1	Yes	C	B	A	CCP	y	B	C	A	P?	H	2	3	B	B	A	a) <57
Stroud & Stylecast, Westwood	SR71	1	n	A	A	A	X	y	A	A	B	Y	Urban	3	3	A/B	B	A	a) <57
Hereson School Site, Ramsgate Road, Broadstairs	S478	1	n	A	A	A	X	Y	A	B	A	P	Urban	3	3	B	A	A	a) <57
Bromstone School, Rumfield's Road, Broadstairs	S465	1	n	A	A	A	X	Y	B	A	A	Y	Urban	3	3	B	B	A	a) <57
Hereson School Site, Ramsgate Road, Broadstairs	S478	1	n	A	A	A	X	Y	A	B	A	P	Urban	3	3	B	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Davenport House, 479 Margate Road, Broadstairs	S524	1	n	A	A	A	X	Y	A	A	B	Y	Urban	4	3	A/B	B	A	a) <57
Land r/o Holy Trinity School, Dumpton Park Dr, Broadstairs (Site 1 = east side. 2 = west side)	S525	1	n	A	A	A	X	Y	B	B	A	N	Urban	2	2	A	A	A	a) <57
Wolseley UK, Westwood Road, Broadstairs	S516	1	n	A	A	A	X	Y	A	A	B	Y	Urban	4	3	B	B	A	a) <57
Land at Dane Court School, Broadstairs	SR58	1	n	A	A	A	X	Y	B	C	B	N	Urban	2	3	A/B	B	A	a) <57
Land North of reading Street & East of Convent Rd, Broadstairs	SR61	1	n	A	A	A	X	Y	B	B	B	P	H	2	3	A	A	A	a) <57
Culmers Land, Vere Rd, Broadstairs	SR62	1	n	A	A	A	X	Y	A	C	B	N	Urban	2	3	A	A	A	a) <57
Land East side of North Foreland Avenue, Broadstairs	SR73	1	n	A	A	A	X	O	C	A	A	N	Urban	2	2	A	A	B	a) <57
Land West Side of North Foreland Avenue, Broadstairs	SR74	1	n	A	A	A	X	O	C	A	A	N	Urban	2	3	A	A	A	a) <57
Land at Kingsdown Farm, Broadstairs	S417	1	Yes	C	B	A	CCP	Y	B	A	B	N	H	3	2	C	B	A	a) <57
Land west side of Northdown Hill, Broadstairs	S421	1	Yes	C	C	A	CCP	Y	B	A	B	N	H	3	2	A	A	A	a) <57
Land Adj Stella Maris Convent, North Foreland Rd, Broadstairs	S434	1	Yes	C	B	A	CCP	O	C	A	A	N	Urban	3	2	A	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Westwood lodge, Poorhole lane, Broadstairs	S448	1	Yes	C	B	A	CCP	Y	B	A	C	P	H	2	2	B	B	A	a) <57
Land fronting (north side of) Westwood Road, Broadstairs	S496	1	Yes	C	C	A	CCP	Y	A	C	C	N	H	3	3	B	B	A	a) <57
Land at Hopeville Farm, Broadstairs	S545	1	Yes	C	B	A	CCP	Y	A	C	B	N	H	3	3	B	B	A	a) <57
Land at dane Valley Road/Northdown Hill, Broadstairs	S546	1	Yes	C	B	A	CCP	Y	B	A	B	N	H	3	2	B	A	A	a) <57
Brazil Bros, Broadstairs	SR75	1	Yes	C	D	A	CCP	Y	C	B	B	Y	H	3	3	B	B	A	a) <57
K Laundry, Broadstairs	Within S10	1	n	A	A	A	X	Y	A	A	A	Y	Urban	4	3	B	B	A	a) <57
Thanet Reach Southern part, Broadstairs	SS34	1	n	A	A	A	X	Y	B	B	B	N	Urban	3	3	A	B	A	a) <57
Pyson's Road Industrial Estate (Part) Broadstairs	SS36	1	n	A	A	A	X	Y	B	B	B	Y	Urban	3	3	B	B	A	a) <57
Land off Newlands Lane, Broadstairs	SS6	1	yes	C	P	A	CCP	Y	B	B	B	N	H	3	3	A/B	B	A	a) <57
Broadstairs Delivery Office, 20 The Broadway, Broadstairs	SS15	1	n	A	A	A	X	Y	A	B	B	Y	Urban	3	4	A	A	A	a) <57
Land and buildings at Stella Maris Convent, North Foreland Road, Broadstairs	SS18	1	yes	C	B	A	CCP	O	C	B	B	N?	Urban	3	3	A	A	A	a) <57
Gap House School, 1 Southcliff Parade, Broadstairs	SS23	1	n	A	A	A	X	Y	C	B	B	P	Urban	2	3	A	A	B	a) <57
Foreland School, Lanthorne Rd, Broadstairs	SS24	1	n	A	A	A	X	Y	C	B	B	P	Urban	3	3	A	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Land north of Albert Rd & East of Victoria Avenue, Broadstairs (Parcel A)	SS25	1	yes	C	B	A	CCP	Y	B	B	B	N	H	2	3	A/B	A	A	a) <57
Land North East of Reading Street and north west of Convent Road, Broadstairs (Parcel B)	SS26	1	yes	C	B	A	CCP	Y	B	B	B	N	H	2	3	A	A	A	a) <57
Land north of Reading Street Road and south of George Hill Rd, Broadstairs (parcel C)	SS27	1	yes	C	B	A	CCP	Y	B	B	B	N	H	2	3	A	A	A	a) <57
Land Adj Hartsdown & Garlinge Schools	S476	1	n	C	B	A	CCP	y	B	A	A	N	H	4	2	A	A	A	a) <57
Land south east of Brooke Avenue, Garlinge	S505	1	n	C	B	A	CCP	y	B	A	B	N	H	2	2	A	A	A	a) <57
Land off Brooke Avenue, Garlinge	S482	1	n	C	B	A	CCP	y	B	A	B	N	H	3	2	A	A	A	a) <57
Dent De Lion farm, Dent De Lion Court, Garlinge	S490 & S491	1	n	C	B	A	CCP	y	B	A	A	P	H	1	2	B	A	A	a) <57
Land south of Brooke Avenue, Garlinge	S483	1	n	C	B	A	CCP	y	B	A	B	N	H	3	2	A	A	A	a) <57
Land at Brooke Avenue, Garlinge	SR59	1	n	C	B	A	CCP	y	B	A	A	N	H	3	2	A	A	A	a) <57
Site Adj Dent De Lion, Garlinge	S490	1	n	C	B	A	CCP	y	B	C	B	N	Urban	2	2	B	A	A	a) <57
Land at Brooke Ave, Garlinge	S482	1	n	C	B	A	CCP	y	B	C	B	N	H	3	2	A	A	A	a) <57
Former gas works site, Northdown Road, St Peters.	S450	1	Yes	C	B	A	CCP	y	A	A	B	P	H	2	3	C	B	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Dane Valley, St. Peter's	SR72	1 n	A A	A A	X	y	B B	B B	P	Urban	2	1	C C	B B	A A	a) <57				
Dane Valley (undeveloped part south of railway line), St. peters	Part of trawl 2 site S450	1 n	A A	A A	X	Y	B B	B B		H	2	1	C C	B B	A A	a) <57				
Dane Valley Industrial Estate, St peter's	SS37 (See SR72)	1 n	A A	A A	X	y	See SR72			Y	Urban	See SR72				A A	a) <57			
Land off Northdown rd, St.peter's	S459	1 n	C C	B B	A A	X	y	A A	A A	N	H	3	3	A A	B B	A A	a) <57			
Haine farm, Haine Road (adjacent to Eurokent Business Park)	S534	1 n	A A	A A	X	y	B B	B A	N	H	4	3	B B	B B	A A	a) <57				
Club Union Convalescent Home Reading Street	S220	1 n	A A	A A	X	Y	See SR61 (equates to part of site)			N	Urban	See SR61 (equates to part of site)	3	A A	A A	a) <57				
Montefiore Site,	S451	1 n	A A	A A	X	y	A A	A A	P	Urban	1	1	A/B A/B	A A	A A	a) <57				
Land west of Haine Road (adjacent to Eurokent Business park)	S535	1 n	C C	B B	A A	CCP	p	B B	B B	N	H	3	2	A/B A/B	B B	A A	a) <57			
Rear of 45-57 Monkton Road & 1-19 Prospect Road, Minster	S83	1 n	A A	A A	WNS	o	not requested			N	Urban	not requested				A A	a) <57			
Rear of 47-57 Prospect Road, Minster	S84	1 n	A A	A A	WNS	o	not requested			N	Urban	not requested				B B	A A	a) <57		
End of Prospect Road, Minster	S85	1 n	A A	A A	WNS	o	not requested			N	H	not requested				B B	A A	a) <57		
Rear of 31 Freemans Road, Minster	S86	1 n	A A	A A	WNS	o	not requested			N	Urban	not requested				B B	A A	a) <57		

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Garden of 20 High street, Minster	S87	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested			A	A	a) <57
Rear of 28-36 Station Road, Minster	S88	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested			A	A	a) <57
Corner of Conyngham Road & Station Approach, Minster	S89	3	n	A	A	A	WNS	o	not requested			Y	Urban	not requested			A	A	a) <57
Rear of 94-100 Tothill Street & 2-22 Fairfield Road, Minster	S91	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested			B	A	b) 57-63
Rear of 1-45 Augustine Road, Minster	S92	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested			B	A	a) <57
Rear of 19-43 Monkton Road & 16-32 Augustine Road, Minster	S93	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested			A	A	a) <57
Rear of 2-14 Augustine Road & 4-12 Tothill Street, Minster	S94	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested			A	A	a) <57
Rear of 10-20 Monkton Road, Minster	S96	1	n	A	A	A	WNS	o	not requested			P	Urban	not requested			A	A	a) <57
Land at Beech Grove < Cliffsend	S368	1	n	C	B	A	WNS	o	not requested			N	H	not requested			A	A	a) <57
Land south side of Cottington Rd, Cliffsend	S416 & 561	Southern part 3	n	C	B	A	WNS	o	C	A	B	N	H	1	2	A	A	A	a) <57
Minster Station, Minster	S423	3	n	A	A	A	WNS	o	A	A	A	Y	Urban	3	2	B/C	A	A	a) <57
Jentex site canterbury Rd West, Cliffsend	S426	1	n	C	C	A	CCP	o	C	B	B	Y	Urban	4	3	C	B	A	c) 63-72
Land North of Monkton St, Monkton	S427	1	n	C	D	B	WNS	o	C	B	A	N	H	1	3	A	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Land west of Cliff View Rd, Clifffsend	S435	1	n	C	B	A	WNS	o	C	B	B	N	H	3	2	B/C	B	A	b) 57-63
Land west of Beech Grove, Clifffsend	S435(2)	1	n	C	B	A	WNS	o	C	B	B	N	H	3	2	B/C	A	A	a) <57
Land west of Greenhill gardens, Minster	S436	1	n	C	B	A	WNS	o	C	C	C	N	H	3	2	B	B	A	a) <57
Land west of prospect rd, Minster	S437	1	n	C	B	A	WNS	o	B	C	C	N	H	3	2	A	B	A	a) <57
Land south of Monkton rd, Minster	S438	Southern part 3	n	C	C	B	WNS	o	B	C	B	N	H	1	2	A	A	A	a) <57
Young's Nursery, Arundel Road, Clifffsend	S455	1	n	A	A	A	CCP	o	C	B	B	Y	Urban	3	3	A/B	B	A	c) 63-72
Site "A" South side of A253, Clifffsend	S468	1	n	C	B	A	WNS	o	C	B	B	N	H	3	See R25-20(1) (same coverage)	A/B	B	A	b) 57-63
Site "B" South side of A253, Clifffsend	S469	1	n	C	D	A	WNS	o	C	B	B	N	H	3		A/B	B	A	b) 57-63
Site "C" North of railway line, Clifffsend	S470	1	n	C	C	A	WNS	o	C	B	B	N	H	3	2	B	B	A	a) <57
Adj Vicarage, Monkton St, Monkton	S474	1	n	C	B	A	WNS	o	C	A	A	P	H	3	3	A	B	A	a) <57
East of Tothill St, Minster	S487?	1	n	C	B	A	WNS	o	C	B	C	N	H	3	2	B	B	A	b) 57-63
Land at manor Rd, St Nicholas	S488?	1	n	C	P	B	WNS	Y	A	B	B	N	H	3	3	A	A	A	a) <57
Land rear of White Stag PH, Monkton	S504?	1	n	C	C	A	WNS	o	B	B	B	N?	Urban	2	3	A	A	A	a) <57
Land at The Length, St Nicholas	S509	1	n	C	B	A	WNS	Y	A	A	A	N	H	3	3	A	A	A	a) <57
Land at Shuart lane, St Nicholas	S510	1	n	C	P	A	WNS	Y	A	A	A	N	H	3	3	A	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Land at Tothill St, Minster	S512	1	n	C	C	A	WNS	o	C	B	B	N	H	3	2	B	B	A	b) 57-63
Land at (south of) The Street, Monkton	S521	1	n	C	B	A	WNS	o	C	A	A	N	H	3	3	A	B	A	a) <57
Land at Millers Lane, Monkton	S519	1	n	C	B	A	WNS	o	C	B	B	N	H	3	2	A/B	B	A	a) <57
Land at Willets Hill, Monkton	S520	1	n	C	C	A	WNS	o	C	B	B	N	H	3	2	A/B	B	A	a) <57
Land at (north of) The Street, Monkton	S518	1	n	C	C	B	WNS	o	C	B	B	N	H	3	2	A/B	B	A	a) <57
Rear of 59A High St, Minster	S523	1	n	C	C	A	WNS	o	A	A	A	N?	Urban	3	3	A	A	A	a) <57
Land south of Cliffsend railway crossing	S531	1	n	C	B	A	WNS	o	C	A	B	N	H	3	2	A/B	B	A	a) <57
The Royal Exchange, Miller's lane, Monkton	S539	1	n	C	B	A	WNS	o	C	A	A	N	Urban	2		A	A	A	a) <57
Builders yard south of 116-124 Monkton Street, Monkton	S543	1	n	B	B	A	WNS	o	B	C	A	Y?	Urban	2	3	B	B	A	a) <57
Land at 66 Monkton Rd, Minster		1	n	B	B	A	WNS	o	B	C	B	P	Urban/High	3	2	A	A	A	a) <57
Adj Chapman's Fields, Cliffsend		1	n	A	A	A	X	o	C	B	A	N	Urban	3	2	A	A	A	a) <57
116 Monkton St, Monkton St		1	n	B	B	A	WNS	o	B	C	A	P?	Urban	2	3	A/B	B	A	a) <57
Walled garden, Sun lane, St Nicholas			n	C	C	A	WNS	Y	B	C	A	N	Urban	4	3	A/B	A	A	a) <57
Land at 71-75 Monkton St	S240	1	n	A	A	A	WNS	o	C	A	A	Y	Urban/High	3	3	A/B	B	A	a) <57
Land at Manor Rd, St Nicholas		1	n	C	B	A	WNS	Y	B	A	B	P	Urban/High	3	3	A	A	A	a) <57
Land adj Little Orchard, Canterbury	SS8	1	n	C	P	B	WNS	Y	C	B	B	P	Urban/High	2	2	A	A	A	a) <57

Site Address	SHLAA Code	Selection criteria Key Code.																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Rd, St Nicholas at Wade																				
Land south of Monkton Street, Monkton	SS30	3	n	C	B	A	WNS	o	B	B	B	N	H	3	4	A	B	A	a) <57	
Land east of Shuart lane, St. Nicholas	SS31	1	n	B	B	A	WNS	Y	B	B	B	P?	Urban/High	3	2	A	A	A	a) <57	
Land off Sun lane, S Nicholas	SS32	1	n	A	B	A	WNS	Y	B	B	B	N	Urban/High	3	3	A/B	A	A	a) <57	
Land East of High Street, Minster	SR33	1	n	B	B	A	WNS	o	not requested			Y/P?	Urban	not requested				A	A	a) <57
adj FoxboroughHouse, Foxborough Lane, Minster	ST4	1	n	B	B	A	WNS	o	n/a			N	H	3	3	A	B	A	a) <57	
Airport land north of B2050, Manston	ST5	1	n	C	D	B	CCP	o	C	A	B	Y/P?	"Other land"	2	1	C	B	A	b) 57-63	
Land at Walter's hall Farm, north side of Monkton St, Monkton	ST6	1	n	C	C	B	WNS	o	C	B	B	N?	H	3	3	A/B	B	A		
Rear of 45-57 Monkton Road & 1-19 Prospect Road, Minster	S83	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested				A	A	a) <57
Rear of 47-57 Prospect Road, Minster	S84	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested				B	A	a) <57
End of Prospect Road, Minster	S85	1	n	A	A	A	WNS	o	not requested			N	H	not requested				B	A	a) <57

A2

Employment Land Allocations and Assessment Criteria.

The following information has been used to aid the appraisal of Local Plan policies relating to strategic employment land allocations and the retention of existing employment sites.

Site	Size (ha)	Marketability	Sustainability	Deliverability	Total (out of a possible 15)	Comment
Cromptons	2.26	4	5	4	13	Despite a change in market conditions this is a site in good condition occupied by successful well established businesses. It is unlikely that intensification will occur on the site. The site is located in a sustainable location and access to the road network.
Haine Road	6.52	3	5	5	13	This site is well located, has a mix of buildings, functions well and has very few vacancies. Those units that are vacant are being actively marketed. Having said that there is a general downturn in the market. Despite a change in market conditions this site is still an attractive and popular employment site.
Manston Green	0.38	4	4	4	12	The site is well presented with good facilities. The site is occupied by small cottage industries and currently has no vacancies. The site is function well despite a downturn in the market. The site is well established but intensification may not be deliverable due to highway constraints.
Manston Road (N)	1.67	3	4	3	10	The site has remained vacant despite sustainability and fairly good access to facilities but given the downturn in the market is unlikely to be developed in the future.
Pioneer	0.64	4	4	4	12	This site is well maintained, in good condition but constraints on the road network may limit intensification. The site still remains successful despite change in market conditions.
Fullers Yard	0.17	4	4	4	12	The site is in good condition and is an ideal site on the edge of the town centre for small businesses. Access is limited and constraints on the road network mean the site is suited to small enterprises. The site is proving successful despite a change in market conditions.
Jentex	2.09	1	2	1	4	This site contains a redundant fuel oil storage use and redevelopment is not considered viable.
Laundry Road	3.68	4	4	5	13	This is a large site in a rural area that has proved successful, is sustainable and has potential for future expansion. The site is in a good location close to the airport and the strategic road network with the new dualled A256 but is not accessible by public transport.
Magnet and Southern	0.29	1	4	4	9	This is a small single occupied site in a residential area and given the market downturn commercial redevelopment is unlikely.
Manston Business Park	75.2	4	4	4	12	This is a strategic employment site and is centrally located whilst also showing signs of development with 3 new units being built. This site is located away from centres of population and facilities for staff but is well related to the primary road network so is accessible and redevelopment would improve localised facilities for staff.
Pysons Road	22.79	3	4	4	11	This is a popular site with a healthy turnover of businesses that is showing resilience to the market downturn on the whole. Some parts of the site are in need of upgrading and some reinvestment is needed given parts of the site has attracted complaints to environmental health.

Site	Size (ha)	Marketability	Sustainability	Deliverability	Total (out of a possible 15)	Comment
St Lawrence	0.19	3	4	4	12	This is a small site in a residential location next to a school. It is incompatible with surrounding uses with access, lorry turning and parking being poor. Given the downturn in the market the site is unlikely to be redeveloped.
Tivoli Road	2.45	1	3	4	8	This site is in a constrained residential location. It is incompatible with surrounding uses and given the downturn in the market is unlikely to be redeveloped. Contains established business. Good repair.
Westwood Ind Est	25.9	3	4	4	11	This site is unconstrained in nature and is a popular vibrant employment site which could accommodate redevelopment. It is a large site within Margate with good access and road networks to the site.
140-144 Newington Road	1.12	1	4	4	9	The site is located in a predominantly residential area and commercial redevelopment of the site could be incompatible with the surrounding area due to poor access with poor lorry routing. The recent local market downturn is likely to have an effect on the marketability.
All Saints	3.16	1	5	3	9	This site is in a constrained residential location and is in poor condition. It is incompatible with surrounding uses as it is bounded by the railway line and residential properties. Given the downturn in the market is unlikely to be redeveloped. There have also been complaints of noise and paint spraying to Environmental Health.
Eurokent	38.6	3	5	3	11	This site has mixed-use development potential, and is centrally located near Ramsgate. It has good road access, is well presented and is close to the amenities at Westwood.
Hedgend	2.46	3	3	4	10	This is a well located popular site with scope for further development with planning permission for a further 12 units. This site is in a rural location but is well linked by road to the Thanet Way. Access and lorry routing is good. The market downturn does not seem to have affected the take up of units on this site.
Northdown	0.89	3	3	4	10	This is a popular site that is proving resilient to the economic downturn with planning permission for an office building. This is despite highway constraints and fairly poor access.
Princes Road	0.98	2	4	3	9	This site is in a constrained residential location. It is incompatible with surrounding uses and given the downturn in the market is unlikely to be redeveloped. Does contain existing businesses.
Whitehall Road	0.95	3	4	3	10	This site is in a constrained residential location making access problematic. It is incompatible with surrounding uses although it does currently provide inexpensive premises for a number of existing small businesses.

Site	Size (ha)	Marketability	Sustainability	Deliverability	Total (out of a possible 15)	Comment
Manston Road (S)	6.8	1	4	3	8	This poor quality site has reasonably good access but mitigation may be required at Stannar Court.
Thanet Reach	9.74	2	5	4	11	The site is attractive and ready for development. Access to the site and parking are good. Large parts of the site remain undeveloped but uses may be limited by the residential nature of the area.
Factories, Suffolk Av	0.45	1	3	2	6	The site is inadequate for employment use and is incompatible with surrounding uses. Lorry routing is particularly poor. Employment use is incompatible with the surrounding area and noise abatement notices have been served. The owner has expressed a wish to locate to a different employment site in Thanet
Dane Valley (developed)	5.04	3	3	3	9	This is a large very popular site occupied by a range of businesses. Parts of the site vary in quality and access and parking is relatively poor. This site functions well despite having access and parking difficulties. Due to its popularity it may benefit from some reinvestment.
Dane Valley (undeveloped)	3.49	1	3	2	6	The remainder of the site is unsuitable for development and this allows for reinvestment in parts of the developed site that need it. Lorry routing and access are poor and restrictive.

Appendix B

Review of Relevant Plans, Policies and Programmes

B1 Review of International through to Local Thanet Plans, Policies and Programmes

A plan may be influenced in various ways by other plans or programmes and by external environmental objectives such as those laid down in policies or legislation. Therefore a review of relevant plans, policies and programmes (PPPs) is essential to highlight these relationships for the Sustainability Appraisal process.

Through the identification of these relationships it is possible to address potential inconsistencies and constraints, enabling potential synergies to be exploited. The review is also useful in raising issues that have already been addressed in other PPPs and therefore may not need to be addressed further in this exercise. Finally the review also provides a useful focus for refining Sustainability Appraisal objectives.

The SEA Directive states that:

The environmental report should provide information on:

‘the plan’s relationship with other relevant plans and programmes and the environmental protection objectives, established at international, [European] Community or national level, which are relevant to the plan ... and the way those objectives and any environmental considerations have been taken into account during its preparation’.

The following tables outlines all of the policies, plans and strategies at the international, national, regional and local levels which will have a bearing on the Local Plan based on the Sustainability Appraisal objectives

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
International				
The Copenhagen Conference 2009 and Delhi Summit on Sustainable Development	<p>Sustainable consumption and production patterns.</p> <ul style="list-style-type: none"> • Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; • Reverse trend in loss of natural resources. • Renewable Energy and Energy efficiency. • Urgently and substantially increase [global] share of renewable energy. • Significantly reduce rate of biodiversity loss by 2010. 	<p>No targets or indicators, however actions include:</p> <ul style="list-style-type: none"> • Greater resource efficiency; • Support business innovation and take-up of best practice in technology and management; • Waste reduction and producer responsibility; and • Sustainable consumer consumption and procurement. <p>The need to limit global temperatures rising no more than 2C Create a level playing field for renewable energy and energy efficiency:</p> <ul style="list-style-type: none"> • New technology development; • Push on energy efficiency; • Low-carbon programmes; • Reduced impacts on biodiversity. 	<p>The LDF can encourage greater efficiency of resources. Ensure Policies cover the action areas; The LDF can encourage renewable energy. Ensure policies cover the action areas;</p> <p>The Local Plan can protect and enhance biodiversity.</p> <p>Ensure policies cover the action areas.</p>	SA Framework should include objectives aligned to key messages

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
European Spatial Development Perspective (ESDP)	<p>ESDP considers that there are strong links and impacts from urban development and spatial organisation on sustainable development, as well as on environmental quality, energy consumption, mobility, health and quality of life.</p> <p>The ESDP put forward three spatial policy guidelines:</p> <ul style="list-style-type: none"> Development of a balanced and polycentric urban system and a new urban-rural relationship; Securing parity of access to infrastructure and knowledge; and Sustainable development, prudent management and production of nature and cultural heritage. 	<p>The ESDP does not contain targets. It sets a number of guiding principles:</p> <ul style="list-style-type: none"> Policies and decisions with implications for spatial development must not have negative impacts on sustainable development; Spatial planning should balance public interest between the objectives of social cohesion and sustainability and need of competitiveness and market imperatives; Conservation of the rich diversity of European territory is paramount; and Spatial planning should be a tool for combating local and global climate change. 	Mainly relevant at national and regional scale.	Mainly relevant at national and regional scale.
European Sustainable Development Strategy (ESDS)	<p>The ESDS focuses on four key-priorities:</p> <ul style="list-style-type: none"> • Limiting climate change and increasing the use of clean energy; • Addressing threats to public health; • Managing natural resources more responsibly; and • Improving the transport system and land use. 	<p>The ESDS sets a number of headline indicators to meet its priorities. These are</p> <ul style="list-style-type: none"> • Limit climate change and increase the use of clean energy; • Address threats to public health; • Manage natural resources more responsibly; and • Improve the transport system and land-use management. 	Mainly relevant at national and regional scale.	Mainly relevant at national and regional scale.
EC Council Directive on the Conservation of Natural Habitats	The aim of the Habitats Directive is to create a coherent European ecological network known as Natura 2000. This network will consist of a series of	Concerns flora, fauna and natural habitats of EU importance. Seeks to	Plan policies should support the objectives of the directives.	Reflect objectives of the directives in the SA framework.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
of Wild Fauna and Flora (Directive 92/43/EC) 1992	Special Areas of Conservation (SACs) which will protect habitats and species of Community interest.	establish a framework of protected areas, and ensure biodiversity.	Where Local Plan policies may impact on an environmentally designated site, especially if that site is of international importance, under the EC Habitats Directive Article 6 it will require an Appropriate Assessment.	
Our Life, our Insurance European Biodiversity Strategy to 2020 (2011)	This strategy is aimed at reversing biodiversity loss and speeding up the EU's transition towards a resource efficient and green economy.	The EU 2020 biodiversity target is underpinned by the recognition that, in addition to its intrinsic value, biodiversity and the services it provides have significant economic value that is seldom captured in markets. Because it escapes pricing and is not reflected in society's accounts, biodiversity often falls victim to competing claims on nature and its use.	Ensuring that biodiversity forms part of the SA assessment and that the Local Plan addresses biodiversity mitigation measures to reduce the impact of development upon the environment.	SA Objectives must consider biodiversity
Kyoto Protocol to the UN Framework Convention on Climate Change - 1999	The ultimate objective of the Convention is “to achieve stabilisation of atmospheric concentrations of greenhouse gases at levels that would prevent dangerous anthropogenic (human-induced) interference with the climate system.”	Reduction of Greenhouse gas emissions by UK by 12.5%, compared to 1990 levels, by 2008 – 2012	Mainly relevant at national and regional scale, however it is influential to achieving sustainable development as it encourages transition to low carbon economy and is therefore an integral factor in planning documents.	Reflect objectives of the protocol within the SA Framework
Waste Framework Directive 92/43/EEC and daughter directives e.g.; Landfill Directive 99/31/EC	Waste production should be minimized through the promotion of clean technology and reusable or recyclable products. Where the possible secondary raw materials should be recovered from waste by recycling, reuse and reclamation or any other process, as well as used to produce energy. Waste should be	Advocates the use of a waste hierarchy – Reduce, reuse and recycle.	Implications for general waste management policies and also policies relating specifically to the waste energy facility.	Reflect objectives of the directives in the SA framework.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	managed with minimal environmental impact.			
Council Directive 79/409/EEC on the conservation of wild birds	The Birds Directive provide for the protection, management and control of all species of naturally occurring wild birds in the European territory of Member States. Requires measures to preserve a sufficient diversity of habitats for all species of wild birds. To conserve the habitat of certain particularly rare species and of migratory species.	Conservation of all species of naturally occurring birds in the wild state in the European territory of the Member States to which the Treaty applies. Seeks to establish a framework of protection and ensure biodiversity. Targets are set by the Member States at national, regional and a local level.	Where a DPD or SPD impact on an environmentally designated site, especially if that site is of international importance, under the EC Habitats Directive Article 6 it will require an appropriate assessment	Relevant at national, regional and local scale.
The Air Quality Framework Directive 1996, and Air Quality Directive (2008/50/EC) June 2008	Relevant objectives are to maintain ambient air quality where it is good and improve it in other cases.	The Directive also sets limits for air pollutants, to be taken into account in national objectives. Where levels of pollutants exceed certain limit values, a plan for attaining the limit value shall be prepared.	Mainly relevant at national and regional level. Local Plan	Reflect objectives of the directive in the SA framework
EC Water Framework Directive 2000/60/EC	This directive expands the scope of water protection to all waters, surface waters and groundwater with the prime objective of achieving "good status" for all waters by a set deadline. Water management based on river basins.	All inland and coastal waters to reach good ecological and chemical status by 2015. By 2010 ensure adequate contribution from key sectors to the recovery of costs of water services.	Mainly relevant at national and regional scale. Take measures to maintain or restore all waters to be detailed in regional and local plans. Plan will need to take account of catchment areas.	Reflect objectives of the directive in the SA framework.
European Flood Risk Directive 2007	Requires Local Authorities to feed in to the Preliminary Flood Risk Assessment (already completed), as well as the Local Flood Risk Strategy (forthcoming), and ensure that objectives within Local Plans	The Directive requires Member States to first carry out a preliminary assessment by 2011 to identify the river basins and associated coastal areas at risk of flooding. For such zones they would then need to draw up flood risk	The European Floods Directive requires Local Plans to compliment the objectives of the Directive. Ensure that plan policies assist in directing development to locations at least risk of flooding.	Reflect objectives of the directive in the SA framework.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	compliment the objectives of the Directive.	maps by 2013 and establish flood risk management plans focused on prevention, protection and preparedness by 2015. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.	Plan will need to take	
Integrated Pollution Prevention Control Directive - 1996/61/EC	The Directive contains basic rules for integrated permits, which cover the whole environmental performance of Plants i.e. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, risk management, etc. The permits must be based on the concept of Best Available Technique (BAT).	<p>In order to receive a permit an industrial or agricultural installation must comply with certain basic obligations. In particular, it must:</p> <ul style="list-style-type: none"> • Use all appropriate pollution-prevention measures, namely the best available techniques (which produce the least waste, use less hazardous substances, enable the recovery and recycling of substances generated, etc.); • Prevent all large-scale pollution; • Prevent, recycle or dispose of waste in the least polluting way possible; • Efficient energy use; • Ensure accident prevention and damage limitation; and • Return sites to their original state when the activity is over. 	Mainly relevant at national and regional scale.	Mainly relevant at national and regional scale.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
Convention on the protection of Archaeological Heritage	The Convention contains provisions for the identification and protection of archaeological heritage, its integrated conservation, the control of excavations, the use of metal detectors and the prevention of illicit circulation of archaeological objects, and the dissemination of information.	It was ratified by the UK in September 2000, and provides for a broad definition of 'archaeological heritage' that includes 'structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water.'	Mainly relevant at national and regional scale.	Mainly relevant at national and regional scale.
EU Energy Efficiency Plan 2011	Energy efficiency is at the heart of the EU's Europe 2020 Strategy for smart, sustainable and inclusive growth and of the transition to a resource efficient economy. Energy efficiency is one of the most cost effective ways to enhance security of energy supply, and to reduce emissions of greenhouse gases and other pollutants.	The European Union has set itself a target for 2020 of saving 20% of its primary energy consumption compared to projections.	The need to ensure that energy efficiency forms part of the Local Plans mitigation strategy to reduce the impact of climate change upon the environment.	
European Landscape Convention 2009	<p>The Convention aims to encourage public authorities to adopt policies and measures at local, regional, national and international level for protecting, managing and planning landscapes throughout Europe. It covers all landscapes, both outstanding and ordinary, that determine the quality of people's living environment.</p> <p>The text provides for a flexible approach to landscapes whose specific features call for various types of action, ranging from strict conservation through protection, management and improvement to actual creation.</p>	<p>Specific measures include:</p> <ul style="list-style-type: none"> •raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them; •promoting landscape training and education among landscape specialists, other related professions, and in school and university courses; •the identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders; •setting objectives for landscape quality, with the involvement of the public; and 	<p>Plan policies to support overall objectives and requirements of the Convention.</p> <p>Plan policies to establish and Implement landscape protection, management and planning.</p>	<p>SA objectives (Countryside and Historic Environment) must consider the outcomes of the convention should feed into the Local Plan.</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	The Convention proposes legal and financial measures at the national and international levels, aimed at shaping "landscape policies" and promoting interaction between local and central authorities as well as trans-frontier cooperation in protecting landscapes. It sets out a range of different solutions which States can apply, according to their specific needs.	•the implementation of landscape policies, through the establishment of plans and practical programmes.		
National				
River Basin Planning Strategy: Water for Life and Livelihoods (Consultation), EA - Jan 2005	RBMP are the key management unit of the Water Framework Directive. The RBMP objectives of the Strategy are; <ul style="list-style-type: none"> • Create a more integrated, long-term approach to river basin planning and management; • Work closely with partners and provide increased opportunity for stakeholder involvement; and • Aim to achieve environmental, social and economic benefits concurrently. 	Publish River Basin Management Plans by the end of 2009. Ensure appropriate reference to the Water Framework Directive in Planning Policy Statements.	Direct regulation of abstraction from and emission to the water environment. Economic instruments – taxes, grants and incentives. New emphasis on collaborative agreements – land use planning and regeneration policies. Links between land use planning and River Basin Management Planning.	Must address the requirements of the Strategy and Water Framework Directive for integrated, long-term approach and environmental, social and economic benefits.
The Wildlife and Countryside act 1981	The Act makes it an offence (with exceptions) to; <ul style="list-style-type: none"> • Intentionally kill, injure, or take any wild bird or their eggs or nests; • Intentionally kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5; 	No specific targets	The Local Plan must put in place systems that encourage and support the Act and the protection of animals	The SA must ensure the protection of animals as detailed within the act and the duties in terms of SSSI are met

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • Prohibits interference with places used for shelter or protection, or intentionally disturbing animals; and, <p>Pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8.</p> <p>The Act also provides for the notification of Sites of Special Scientific Interest (SSSI) and requires surveying authorities to maintain up to date definitive maps and statements, for the purpose of clarifying public rights of way.</p>			
Habitats Regulations for England and Wales (amended) 2007	<p>The Regulations came into force on 30 October 1994, and have been subsequently amended. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.</p>	<p>The 2007 amendments:</p> <ul style="list-style-type: none"> • Simplify the species protection regime to better reflect the Habitats Directive; • Provide a clear legal basis for surveillance and monitoring of European protected species (EPS); • Toughen the regime on trading EPS that are not native to the UK; • Ensure that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit. 	<p>Appropriate Assessment needs to be undertaken in respect of any plan or project which:</p> <ol style="list-style-type: none"> a) either alone or in combination with other plans or projects would be likely to have a significant effect on a European Site, and b) is not directly connected with the management of the site for nature conservation. 	SA will need to consider if there is a requirement for an Appropriate Assessment

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
UK Biodiversity Action Plan (BAP)	<p>The aim of the action plan is to conserve and enhance biological diversity in UK and to contribute to the conservation of national and global biodiversity and include the following aims to maintain and, where practicable, to enhance:</p> <ul style="list-style-type: none"> • The overall populations and natural ranges of native species and the quality and range of wildlife habitats and ecosystems; • Internationally and nationally important and threatened species, habitats and ecosystems; • Species, habitats and natural and managed ecosystems that are characteristic of Kent; • The biodiversity of natural and semi-natural habitats, where this has diminished over 3 recent decades and, • Public awareness of, and involvement in, conserving biodiversity. 		<p>The plan documents must make provisions for the protection and enhancement of biodiversity conservation</p>	<p>The SA should ensure the protection of existing biodiversity and support the development of new areas of conservation</p>
Working with the grain of nature: a biodiversity strategy for England (2002) (Defra)	<p>The strategy builds on the Biodiversity Action Plan and aims to embed biodiversity in policy and decisions and society as a whole. It addresses the following issues;</p> <p>Agriculture - encouraging the management of farmland and agricultural land so as to conserve and enhance biodiversity;</p>	<p>Agreement targets have been set to bring 95% of SSSIs into favourable condition by 2010 and to reverse the decline in farmland birds. Headline Indicators include:</p> <ul style="list-style-type: none"> • The population of wild birds; • The condition of Sites of Special Scientific Interest; • Progress with Biodiversity Action Plans; 	<p>The plan documents must support the aims of biodiversity policy across the key issues</p>	<p>The SA must support the strategy by addressing and supporting each of the key issues.</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>Water – whole catchment approach to wise, sustainable use of water and wetlands;</p> <p>Woodland – management and extension of woodland to promote enhance biodiversity and quality of life;</p> <p>Marine and Coastal Management – to achieve sustainable use and management of coasts and seas using natural processes and eco-system based approaches; and,</p> <p>Urban areas – biodiversity needs to become part of development policy on sustainable communities, urban green space and the built environment.</p>	<ul style="list-style-type: none"> • Area of land under agri-environment agreement; • Biological quality of rivers; • Fish stocks around the UK fished within safe limits; • Progress with Local Biodiversity Action Plans; and • Public attitudes to biodiversity 		
Rural Strategy 2004, DEFRA - Jul 2004	<p>The strategy reviews the Rural White Paper, 2000 after the creation of Defra in 2001. It sets out a new devolved and targeted approach to rural policy and delivery over the next 3-5 years. There are three priorities for rural policy;</p> <ul style="list-style-type: none"> • Economic and social regeneration – supporting enterprise across rural England but targeting greater resources at areas of greatest need; • Social justice for all – tackling rural social exclusion and providing fair access to services and opportunities; 	<p>Reduce the gap in productivity by 2008;</p> <p>Improve accessibility of services for rural people;</p> <p>Production of a second generation Local Public Service Agreement;</p> <p>Provide affordable housing; and</p> <p>Make the countryside more accessible and promote sustainable tourism.</p>	<p>Local policies should seek to support the overarching themes contained within the Rural Strategy. In particular promoting economic development in rural areas and tackling social exclusion, including the promotion of good access to services and facilities.</p> <p>Policies to maintain and to enhance the quality of the countryside should also be considered.</p> <p>The SA framework should consider policies that encompass the overarching actions of the strategy, in particular the promoting access to services and facilities, protecting the</p>	<p>Strategic priorities for creating Sustainable Communities apply equally in rural and urban areas.</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> Enhancing the value of our countryside – protecting the natural environment. 		countryside and promoting appropriate economic development	
Saving Lives: Our Healthier Nation White Paper (DoH – 1999)	<p>Strategy is largely an action plan for tackling poor health and improving the health of everyone in England, especially the worst off.</p> <p>Addresses inequality with a range of initiatives on education, welfare to work, housing, neighbourhoods, transport and the environment, which will help improve health.</p>	<p>By 2010:</p> <ul style="list-style-type: none"> Reduce the death rate from cancer in people under 75 by at least a fifth; Reduce the death rate from coronary heart disease and stroke and related diseases in people under 75 by at least two fifths; Reduce the death rate from accidents by at least a fifth and to reduce the rate of serious injury from accidents by at least a tenth; Reduce the death rate from suicide and undetermined injury by at least a fifth; and Increased education and training for health. 	<p>Local Plan should support the provision of health care facilities where appropriate.</p>	Consider sustainability objectives that aim to improve human health.
The Planning Response to Climate Change, (ODPM - Sep 2004)	<p>Provides planning professionals with an overview of current thinking and state of knowledge on planning response to climate change.</p> <p>It aims to stimulate planners to look for new strategies to respond to climate change in partnership with developers and the wider community.</p> <p>It aims to strengthen policies that will mitigate and reduce greenhouse gas emissions.</p>	<p>LPA's must be:</p> <p>Familiar with the UK's commitment to its climate change programme;</p> <p>Actively involved in regional climate change studies;</p> <p>Identifying areas at risk of flooding and unstable land on the DPD and SPD;</p> <p>Recognise the availability of water resources in formulating development plans;</p> <p>Include climate change sensitive policies on biodiversity and landscape.</p>	<p>Climate change sensitive development checklist sets out the role of SA and EA in assessing development plans, DPD and SPDs for climate change considerations.</p>	Consider efforts to respond to climate change in the framework

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		<p>Set a context in which there is less need for travel;</p> <p>Set out a framework for minimizing greenhouse gas emission from waste management; and</p> <p>Consider an integrated framework for climate sensitive built developments.</p>		
The UK Government Sustainable Development Strategy: Securing the Future (DTI - Mar 2005)	<p>The strategy key themes are:</p> <ul style="list-style-type: none"> • Living Within Environmental Limits - Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations; • Ensuring a Strong, Healthy and Just Society - Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all; 	<p>The Strategy introduces a set of high-level indicators; the UK Framework Indicators to give an overview of sustainable development and priority areas shared across the UK.</p> <p>There will also be a mix of indicators, targets and performance measures in the individual strategies for the UK Government, Scotland, Wales and Northern Ireland.</p> <p>The UK Government Strategy includes all 20 of the UK Framework Indicators and a further 48 indicators related to priority areas.</p>	<p>The Local Plan will have to take into account the Key Objectives and targets of the strategy.</p> <p>The Strategy states that it must be implemented by working across departmental boundaries and through all levels of government.</p> <p>Development must be focused on long-term solutions, ensuring we get the full environmental, social and economic dividend for money spent.</p>	<p>This Strategy is the highest level plan for sustainable development.</p> <p>All aspects of this strategy must be reflected fully within the appraisal process.</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • Achieving a Sustainable Economy - Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised; • Promoting Good Governance - Actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy, and diversity; and • Using Sound Science Responsibly - Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary 			

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	principle) as well as public attitudes and values.			
Waste not, Want not - A Strategy for tackling the waste problem in England December 2002	<p>Provides a robust and long-term economic and regulatory framework for waste management.</p> <p>Invest in new waste facilities and a package of measures to boost the progress on sustainable waste management.</p> <p>Provide additional funding accompanied by radical reform of delivery structures.</p>	<ul style="list-style-type: none"> • Slow waste growth from 3% to 2% per annum; • Boost the national recycling rates to at least 45% by 2015; • Divert significant amounts of waste from landfill; • Increase choice for industry, Local Authorities and households over how waste is managed; • Stimulate innovation in waste treatment; and • Reduce damage to the environment while increasing resource productivity. 	Waste management strategy to be incorporated into waste policies within the DPD and SPD.	SA should include indicator relating to waste. Will also need indicators on re-use, recycling and recovery of waste as well, to demonstrate the movement away from disposal.
Waterways for Tomorrow, (DEFRA – 2000)	Key objective to promote of waterways, encouraging their use and development.	Maximise the opportunities the waterways offer for leisure and recreation; as a catalyst for urban and rural regeneration and for freight transport; Encourage the innovative use of waterways such as water transfer and telecommunication.	Useful in context of regeneration master plans, as well as plan policies for regeneration, leisure and recreation, tourism, heritage and culture, natural environment and transport.	Assess opportunities to include promotion of waterways in the SA framework.
Environment Agency (2009) ‘Water for people and the environment’ - Water Resources Strategy for England and Wales	<p>Strategy sets out how water resources in England and Wales should be managed and provides a plan of how to use them in a sustainable way, now and in the future. The Strategy aims to:</p> <ul style="list-style-type: none"> • enable habitats and species to adapt better to climate change; • allow the way we protect the water environment to adjust flexibly to a changing climate; 	Target set for England, that the average amount of water used per person in the home is reduced to 130 litres each day by 2030.	LDF should take on board objectives set within the Strategy. These particularly apply to providing efficiency in terms of water use and protecting water resources.	Ensure water resource objectives form part of SA

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • reduce pressure on the environment caused by water taken for human use; • encourage options resilient to climate change to be chosen in the face of uncertainty; • better protect vital water supply infrastructure; • reduce greenhouse gas emissions from people using water, considering the whole life-cycle of use; and • Improve understanding of the risks and uncertainties of climate change. 			
'Water for Life' 2011 The White Paper	Water for Life describes a vision for future water management in which the water sector is resilient, in which water companies are more efficient and customer focused and in which water is valued as the precious and finite resource it is. And it explains that we all have a part to play in the realisation of this vision.	Over the long-term introduce a reformed water abstraction regime, as signalled in the Natural Environment White Paper.	Consider a New planning approval system for sustainable drainage;	Ensure water resource objectives form part of SA
Working with the Grain of Nature: A Biodiversity Strategy for England, (DEFRA – 2002)	<p>The Strategy builds on the Biodiversity Action Plan, 1994 and aims to embed biodiversity in policy and decisions and society as a whole. It addresses the following issues:</p> <ul style="list-style-type: none"> • Agriculture – encouraging the management of farmland and 	<p>Strategy aim to provide biodiversity considerations are embedded in all sections of public policy.</p> <p>Sets out key species for concern in different environments.</p> <p>Aims to bring 95% of SSSI's into favourable condition by 2010</p> <p>Aims to reverse the decline of farmland birds.</p>	Inclusion of policies to preserve wildlife habitats.	Consideration of direct and indirect impacts of plan policies on the natural environment.

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	<p>agricultural land so as to conserve and enhance biodiversity;</p> <ul style="list-style-type: none"> • Water – whole catchment approach to wise, sustainable use of water and wetlands; • Woodland – management and extension of woodland to promote enhance biodiversity and quality of life; • Marine and Coastal Management – to achieve sustainable use and management of coasts and seas using natural processes and ecosystem based approaches; and • Urban areas – biodiversity needs to become part of development policy on sustainable communities, urban green space and the built environment. 			
Conserving biodiversity-The UK Approach 2007	<ul style="list-style-type: none"> • This statement has been prepared by the UK Biodiversity Standing Committee on behalf of the • UK Biodiversity Partnership. Its purpose is to set out the vision and approach to conserving biodiversity 	<ul style="list-style-type: none"> • A shared purpose in tackling the loss and restoration of biodiversity • The guiding principles that we will follow to achieve it • Our priorities for action in the UK and internationally 	Ensure that the Local Plan addresses the biodiversity, enhancement, creation and protection	Incorporate biodiversity into the SA process and.

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	<ul style="list-style-type: none"> Within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. 	<ul style="list-style-type: none"> Indicators to monitor the key issues on a UK basis 		
The Conservation of Habitats and Species Regulations 2010	The Conservation of Habitats and Species Regulations 2010 consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites. Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.	Ensure that biodiversity and nature conservation issues are addressed in the SA and Local Plan.	SA Objectives and indicators should consider biodiversity issues
Air Quality Strategy for the UK. Working together for clean air, (DETR - Jan 2000)	<p>Aims to improve and protect ambient air quality in the UK in the medium-term.</p> <p>Sets objectives for 8 main air pollutants to protect health. Performance against these objectives will be regularly monitored.</p>	Contains a number of national air quality targets that were updated by DEFRA in Aug 2002.	Consider use of policies to improve Air Quality.	Consideration of direct and indirect impacts of plan policies on air quality.
Energy White Paper: meeting the energy challenge 2007	The Energy White Paper sets out the Government's international and domestic energy strategy to respond to changing circumstances and address the long term energy challenges faced now and in the future including;	<p>The paper sets four policy goals;</p> <ul style="list-style-type: none"> To put ourselves on a path to cutting CO2 emissions by some 60% by about 2050, with real progress by 2020; To maintain the reliability of energy supplies; 	Local Plan should need to include energy policies that aim to meet objectives of strategy	The SA needs to take account of the long term aspirations and targets. Energy indicators should be included in the SA Framework

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • tackling climate change by reducing carbon dioxide emissions both within the UK and abroad; and • Ensuring secure, clean and affordable energy as we become increasingly dependent on imported fuel. 	<ul style="list-style-type: none"> • To promote competitive markets in the UK and beyond; and, • To ensure that every home is adequately and affordably heated. 		
Climate Change Act 2008	<p>The Climate Change Act 2008 makes the UK the first country in the world to have a legally binding long-term framework to cut carbon emissions. It creates a framework for building the UK's ability to adapt to climate change. It creates a new approach to managing and responding to climate change in the UK, by:</p> <ol style="list-style-type: none"> a. setting ambitious, legally binding targets b. taking powers to help meet those targets c. strengthening the institutional framework d. enhancing the UK's ability to adapt to the impact of climate change e. establishing clear and regular accountability to the UK Parliament and to the devolved legislatures. 	<p>Target: a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, to be achieved through action in the UK and abroad. Also a reduction of emissions of at least 34% by 2020. The targets are against a 1990 baseline.</p> <p>The 2020 target will be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the increase in the 2050 target to 80%.</p> <p>Further the Act provides for a carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050. The first three carbon budgets will run from 2008-12, 2013-17 and 2018-22, and must be set by 1 June 2009.</p>	<p>Act sets out a clear precedent for the UK to lead in responding to the threats climate change provides. Ensure that plan policies contribute to meeting the targets set out within the Act.</p>	<p>The SA needs to take account of the long term aspirations and targets. Carbon reduction and greenhouse gas emissions indicators should be included in the SA Framework</p>

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UK Renewable Energy Strategy (2009)	<p>Sets out path for meeting legally binding target to ensure 15% of our energy comes from renewable sources by 2020. It puts forward a path to achieving this including the balance of technologies that is most likely to achieve the goal:</p> <ul style="list-style-type: none"> • More than 30% of our electricity generated from renewables – much of this will be from wind power but biomass, hydro and wave will also play an important role • 12% of our heat generated from renewables – range of sources including biomass, biogas, solar and heat pumps • 10% of transport energy from renewables <p>It sets out the Government's strategic role as well as a number of detailed actions.</p>	<p>Sets out path for meeting legally binding target to ensure 15% of our energy comes from renewable sources by 2020</p> <p>It puts forward a path to achieving this including the balance of technologies that is most likely to achieve the goal:</p> <ul style="list-style-type: none"> • More than 30% of our electricity generated from renewables – much of this will be from wind power but 		SA Framework to reflect strategy objectives.
The Carbon Plan 2011	<p>This plan sets out how the UK will achieve decarbonisation within the framework of the Government's energy policy: to make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households</p> <ul style="list-style-type: none"> □ Low carbon buildings 		Incorporation of carbon initiatives/mitigation to reduce the impact of development proposals on the environment.	

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<input type="checkbox"/> Low carbon transport <input type="checkbox"/> Low carbon industry <input type="checkbox"/> Agriculture, land use, forestry and waste			
Climate Resilient Infrastructure 2011	Alongside the transition to a low carbon society, increasing infrastructure's resilience to climate change impacts is a high priority for the Government, to help protect the economy and its future growth.	To increase the resilience of both new and existing infrastructure, we must be prepared to plan ahead and manage the impacts of climate change. This is an important part of the transition to a green economy.	Ensure that climate change is fully considered and mitigation adequately addressed in the Local Plan.	Ensure that climate change is fully considered by the SA
Making Space for Water: Taking Forward a Government Strategy for Flood and Coastal Erosion Risk Management in England. First Government Response, DEFRA March 2005	<p>The government is trying to implement a more holistic approach to managing flood and coastal erosion. It takes into account all sources of flooding, embedding flood and coastal risk management across a range of government policies and reflecting other relevant government policies in policies and operations of flood and coastal erosion risk management.</p> <p>It aims to manage risks by employing an integrated portfolio of approaches which reflect both national and local priorities to:</p> <ul style="list-style-type: none"> Reduce threat to people and their property; Deliver the greatest environmental, social and economic benefit consistent with government sustainable development principles. 	<p>Progress stakeholder engagement at all levels of decision making;</p> <p>Revise risk management and scheme appraisal guidance;</p> <p>Complete revision of PPG25 into PSS format;</p> <p>Add flood risk assessment question into Standard Planning Application;</p> <p>Make Environment Agency a Statutory Consultee;</p> <p>Incorporate sustainable buildings code;</p> <p>Increase the use of multi-objective schemes in rural areas; and</p> <p>Undertake pilot studies for integrated urban drainage.</p>	<p>Flood risk assessment will become a more important part of planning policies.</p> <p>There will be increased emphasis on integrated systems and multi-objective schemes.</p>	The SA should consider the direct and indirect implications of the plan policies on flooding costal issues at all sites and in particular at sites of environmental designation.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
Natural Environment White Paper – The Natural Choice: securing the value of nature (2011)	<p>Outlines the Government's vision for the natural environment over the next 50 years with practical action to deliver that ambition. It aims to set a clear institutional framework to achieve the recovery of nature:</p> <ul style="list-style-type: none"> • establish Local Nature Partnerships (LNPs) • create new Nature Improvement Areas (NIAs) • reforms to the planning system 	<p>Specific actions include:</p> <ul style="list-style-type: none"> • removing barriers to learning outdoors • creating a new Local Green Areas designation • establishing a Green Infrastructure Partnership • new phase of the Muck In4Life campaign 	<p>Plan policies should reflect the aims of the White Paper. In particular facilitate the designation of Local Green Areas and ensure a strategic approach to planning for nature within and across local areas.</p>	<p>SA objectives to include green space and infrastructure</p>
National Planning Statements (2011-2012)	<p>National Policy Statements (NPSs) are produced by Government. They give reasons for the policy set out in the statement, and must include an explanation of how the policy takes account of Government policy relating to the mitigation of, and adaptation to, climate change. They include the Government's objectives for the development of nationally significant infrastructure in a particular sector and state:</p> <ul style="list-style-type: none"> • How this will contribute to sustainable development. • How these objectives have been integrated with other Government policies. • How actual and projected capacity and demand have been taken into account. 	<p>There are 12 designated or proposed National Policy Statements, setting out Government policy on different types of national infrastructure development, which are:</p> <p>Energy NPSs</p> <ul style="list-style-type: none"> • Overarching energy • Renewable energy • Fossil Fuels • Oil and Gas Supply and Storage • Electricity Networks • Nuclear Power <p>These are produced by the Department for Energy and Climate Change (DECC).</p> <p>Transport NPSs</p> <ul style="list-style-type: none"> • Ports • Transport Networks (including rail and roads) • Aviation 	<p>The NPSs covering the development of nationally important infrastructure have been included here for information. However, because they relate to developments that would not be consented via policy in the Local Plan or by TDC a review of their policies and contents is not appropriate. However, as the SA is undertaken they may provide helpful contextual information regarding the future development of energy, transport, water, waste water and waste related NPSs.</p>	<p>Not directly applicable</p>

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	<ul style="list-style-type: none"> • Consider relevant issues in relation to safety or technology. • Circumstances where it would be particularly important to address the adverse impacts of development. • Specific locations, where appropriate, in order to provide a clear framework for investment and planning decisions. <p>They also include any other policies or circumstances that Ministers consider should be taken into account in decisions on infrastructure development.</p>	<p>These are produced by the Department for Transport.</p> <p>Water, waste water and waste NPSs</p> <ul style="list-style-type: none"> • Water Supply • Hazardous Waste • Waste Water Treatment <p>These are produced by the Department for Environment, Food and Rural Affairs.</p>		
The Planning Act 2008	<p>Introduces a new system for nationally significant infrastructure planning, alongside further reforms to the Town and Country Planning system. A major component of this legislation is the introduction of an independent Infrastructure Planning Commission (IPC), to take decisions on major infrastructure projects (transport, energy, water and waste). To support decision-making, the IPC will refer to the Government's National Policy Statements (NPSs), which will provide a clear long-term strategic direction for nationally significant infrastructure development.</p> <p>To energy provision, transport, water supply and waste treatment. The Climate Change</p>	No key targets	<p>The Local Plan and associated documents should take into account any relevant National Policy Statements when published. The proposed National Policy Statements relate in particular</p>	

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Play Strategy for England (DCMS, 2008)	<p>Strategy aims that:</p> <ul style="list-style-type: none"> • In every residential area there are a variety of supervised and unsupervised places for play, free of charge; • Local neighbourhoods are, and feel like, safe, interesting places to play; • Routes to children's play space are safe and accessible for all children and young people; • Parks and open spaces are attractive and welcoming to children and young people, and are well maintained and well used; • Children and young people have a clear stake in public space and their play is accepted by their neighbours; • Children and young people play in a way that respects other people and property; • Children and young people and their families take an active role in the development of local play spaces; and • Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community. 	<p>Every local authority will receive at least £1 million in funding, to be targeted on the children most in need of improved play opportunities.</p>		<p>Objectives should relate to this with regard to this Strategy promoting sport and physical activity and promoting healthy lifestyles.</p>
Be active: be healthy A Plan for getting the nation moving 2009	<p>Be active, be healthy establishes a new framework for the delivery of physical activity alongside sport for the period leading up to the London 2012 Olympic Games, Paralympic Games</p>	<p>No specific relevant targets</p>	<p>The Local Plan should ensure that open space, sport and recreation are provided for and that development sites enhance opportunities to walk and cycle.</p>	<p>Health indicators to be part of SA Framework</p>

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	<p>and beyond. Programmes outlined in the plan will contribute to Government's ambition of getting 2 million more people active by 2012 and have been designed to leave a lasting legacy from the Games</p> <p>Physical activity has the potential to create a healthier, happier and wealthier nation.</p> <p>four overriding principles:</p> <ul style="list-style-type: none"> • Informing choice and promoting activity • Creating an 'active' environment • Supporting those most at risk • Strengthening delivery. 			
Public Health White Paper 2011	The white paper is designed to build on the successes of previous governments whilst addressing some of the key problems experienced by the NHS over the previous years.	<p>Giving patients greater choice and control, and equipping them to make decisions through the provision of a greater range of data.</p> <p>Focussing on clinical outcomes rather than targets, building on Lord Darzi's review and particularly its focus on quality. The aim is to provide continuous improvement through reduced bureaucracy and greater focus on clinical outcomes.</p>	Access to public health services and facilities	Access to public health services and facilities
Healthy Lives, Healthy People White Paper 2011	The plans set out in this White Paper put local communities at the heart of public health. The Government intends to end central control and give local government the freedom,	<p>Objectives relating to Lifestyle health problems including:</p> <ul style="list-style-type: none"> • Obesity • Drugs 	Ensure the Local Plan policies address these issues.	Ensure that health inequalities are picked up in the SA

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	responsibility and funding to innovate and develop their own ways of improving public health in their area.	<ul style="list-style-type: none"> Alcohol consumption Inequalities between rich and poor. 		
Health and Social Care Bill 2012	<p>The Bill seeks to address the issues facing the NHS and the need for it to change to meet the challenges it faces. The Health and Social Care Bill puts clinicians at the centre of commissioning, frees up providers to innovate, empowers patients and gives a new focus to public health</p> <p>State of Public Finances – the NHS has received the tighter funding settlement ever simply doing the same thing in the same way will no longer be affordable in the future.</p>		Recognition that the population of the district will age and as such will require housing, services and facilities that caters for their needs.	Consider health objectives within SA Framework
Noise Policy Statement for England 2010	The aim of this document is to provide clarity regarding current policies and practices to enable noise management decisions to be made within the wider context, at the most appropriate level, in a cost-effective manner and in a timely fashion.	<p>environmental noise” which includes noise from transportation sources;</p> <ul style="list-style-type: none"> “neighbour noise” which includes noise from inside and outside people’s homes; and “neighbourhood noise” which includes noise arising from within the community such as industrial and entertainment premises, trade and business premises, construction sites and noise in the street. 	Noise mitigation should form an important part of development proposals.	Ensure that noise is adequately captured in the SA and Local Plan.
National Infrastructure Plan 2010	The plan outlines the scale of the challenge facing UK infrastructure and the major investment that is needed to underpin sustainable growth in the	The Plan sets out the Government’s vision for major infrastructure investment in the UK:	Infrastructure forms an important part of the evidence base that will support the delivery of the Local Plan.	

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	UK. It focuses on the networks and systems – in energy, transport, digital communications, floodwater, waste management and in science – that provide the infrastructure on which our economy depends. The plan gives clarity on the role of Government in specifying what infrastructure we need and how it can remove barriers to mobilise both private and public sector resources to maintain our world class infrastructure.	<ul style="list-style-type: none"> • maximising the potential of existing road and rail networks; • transforming energy and transport systems to deliver a low carbon economy; • transforming the UK's strategic rail infrastructure; • meeting future challenges in providing sustainable access to water for everyone; • protecting the economy from the current and growing risk of floods and coastal erosion; • reducing waste and improving the way it is treated; • providing the best superfast broadband in Europe; and • ensuring that the UK remains a world leader in science, research and innovation. 		
Confident Communities, Brighter Futures 2010	This report is part of a continuing programme of action to improve the mental health and well-being of the whole population.	Improve the mental health and well-being of the population, and improving the quality and accessibility of services for people with poor mental health.	Ensure that the Local Plan addresses access to health services	SA Framework to respond and include to health and community objectives
National Planning Policy Framework	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and	The entire document presents the Government's approach to development in respect of social, economic and environmental issues.	<p>The Local Plan will be in conformity with the NPPF.</p> <p>May require a focused review to ensure Local Plan Policies are in conformity with NPPF</p>	Ensure that SA framework objectives are aligned to NPPF (See Table 4.6)

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	neighbourhood plans, which reflect the needs and priorities of their communities.			
Localism Act 2011	<p>The Localism Act is one of the key pieces of legislation introduced by the Government. It is a radical shift of power from central government to local communities.</p> <p>The Main aim of the Localism Act is to devolve more power to local communities to give them greater control over local decisions. The six actions identified in the Localism Bill are:</p> <ul style="list-style-type: none"> a. to lift the burden of bureaucracy b. empower communities to do things their way c. increase local control of public finance d. diversify the supply of public services e. open up Government to public scrutiny f. strengthen accountability to local people. <p>In terms of planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>	<p>There are no specific targets contained in The Localism Act.</p> <p>Abolition of regional strategies</p> <ul style="list-style-type: none"> • Duty to Cooperate • Neighbourhood Planning • Community Right to Build 	<p>Ensure that evidence collected to support the Local Plan is locally derived rather than top down. Coordinate plan production and plan delivery with neighbouring authorities and parishes through the duty to cooperate and neighbourhood plans.</p>	<p>Ensure that evidence collected to support the SA is locally derived rather than top down. Coordinate plan production and plan delivery with neighbouring authorities and parishes through the duty to cooperate and neighbourhood plans.</p>

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Enabling the Transition to a Green Economy 2011	This document sets out the range of policy tools the Government are using to support the transition to a green economy, the opportunities that are created and the implications for the way in which businesses operate.	<ul style="list-style-type: none"> • The Government's vision is to: • Grow the economy sustainably and for the long term; • Use natural resources efficiently • Be more resilient (use of fossil fuels) 	The SA and Local Plan needs to take into account the impact of economic development upon the climate and the way in which the SA appraises these impacts and how the plan will mitigate the effects on the environment.	The SA and Local Plan needs to take into account the impact of economic development upon the climate and the way in which the SA appraises these impacts and how the plan will mitigate the effects on the environment.
The Homelessness Act 2002	<p>The 2002 act places a duty on local housing authority to formulate a homelessness strategy and;</p> <ul style="list-style-type: none"> • Carry out a homelessness review for their district; • Formulate and publish a homelessness strategy based on the results of that review; • Publish a new strategy every 5 years. 	No specific targets	The Local Plan policies relating to housing must be compliant with the requirements of the Act.	
The Housing Act 2004	<ul style="list-style-type: none"> • The Housing Act reinforces the role of Councils as strategic enablers with an overview of both public and private sector properties in their area. The Act contains: • Extra powers to license private landlords, especially those of houses in multiple occupation; • Changes in the way homes are judged as suitable to meet the needs 	Energy efficiency must be at least 20% greater in properties by 2010 than compared with 2000.	Mainly relevant at national and regional scale however objectives set for the South East must be included in the Local Plan	Consider Energy efficiency objectives in the SA framework.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • of the occupier by means of risk assessment; • Modernising the right to buy policy to combat profiteering; • Home Information Packs to simplify the buying and selling of property; • Increase to the qualifying period for council tenants considering purchasing their property under Right To Buy, and also repayment of discounts. 			
Sustainable Communities: Building for the Future (2003)	<p>To ensure that all tenants have a decent home by 2010.</p> <ul style="list-style-type: none"> • To improve conditions for vulnerable people in private accommodation. • To ensure all tenants, social and private, get an excellent service from their landlord. • To ensure all communities have a clean, safe and attractive environment in which people can take pride. • Low demand and abandonment - bring back life to those cities where there is low demand for housing, and where homes have been abandoned. • Land, countryside and rural communities - Ensure that in tackling housing shortages the countryside is protected and enhanced rather than creating urban sprawl. 	No specific targets	<p>Key national policy to be considered in the development of sustainable housing plans</p> <p>Encourage housing to be addressed by local partnerships as part of wider strategy of neighbourhood renewal and sustainable communities.</p> <p>Encourage environmental enhancement to be central to regeneration solutions.</p> <p>Encourage restoration and management of brownfield land.</p> <p>Have due regard for landscape character and designations, and encourage green space networks as basis for development.</p> <p>Address affordable housing need in rural areas as well as urban settlements.</p>	Review SA Framework against these objectives, including the need for affordable housing .

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	<ul style="list-style-type: none"> • Address housing needs of rural communities who are often the guardians of the countryside. 			
Laying the Foundations: A Housing Strategy for England, November 2011	<p>The Housing Strategy sets out a package of reforms to:</p> <ul style="list-style-type: none"> a. get the housing market moving again b. lay the foundations for a more responsive, effective and stable housing market in the future c. support choice and quality for tenants d. improve environmental standards and design quality. <p>The new strategy addresses concerns across the housing market making it easier to secure mortgages on new homes, improving fairness in social housing and ensuring homes that have been left empty for years are lived in once again.</p>	<p>Targets: Deliver up to 100,000 new homes by freeing up public sector land with Build Now, Pay Later deals.</p>		
Floods & Water Management Act 2010	<p>Seeks to “localise” responsibility for flood risk, particularly from ordinary watercourses. Key policies within the act include: providing the Environment Agency with an overview of all flood and coastal erosion risk management and unitary and county councils to lead in managing the risk of all local floods; encouraging the uptake of sustainable</p>	<ul style="list-style-type: none"> • Part 1 of the Act requires the Environment Agency to develop a national strategy for flood and coastal erosion risk. It also requires all lead flood authorities in England to develop and maintain, apply and monitor a strategy for flood risk in the area. • Section 30 allows certain authorities to formally designate 	<p>Ensure that plan policies assist in directing development to locations at least risk of flooding and help to reduce overall flood risk.</p>	<p>SA framework to consider flooding and water management in its objectives and indicators</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	drainage systems and providing for unitary and county councils to adopt SUDS for new developments and redevelopments; introduce an improved risk based approach to reservoir safety;	<p>assets or features which affect flood or coastal erosion risk.</p> <ul style="list-style-type: none"> • Schedule 3 introduces standard for the design, construction, maintenance and operation of new rainwater drainage systems and introduces an approving body (generally the local authority). • It amends Section 106 of the Water Industry Act, 1991 to make the right to connect surface water run off to public sewers conditional on the approval of the drainage system by the approving body. 		
Planning for Growth 2011	<p>The Government's economic policy objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries. The Plan for Growth contains four overarching ambitions that will ensure the progress is made towards achieving this economic objective. Key implications for planning are;</p> <ul style="list-style-type: none"> • Radical changes to the planning system to support job creation by introducing a powerful presumption in favour of sustainable development • Localise choice about the use of previously developed land, removing targets, while retaining existing 	No specific targets	Ensure plans positively promote growth, deliver Sustainable development and reflect local views.	Ensure SA Framework objectives are in alignment

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • controls on greenbelt land • Produce shorter, more focused and inherently pro-growth NPPF to deliver more development is suitable • and viable locations • Clear expectations that decisions should prioritise growth and jobs • Powers to bring forward neighbourhood plans and development orders • Enterprise zones with lower levels of planning control • Speed up planning system and decision making • Extend permitted development rights 			
Safer Places: The Planning System and Crime Prevention	<p>This document identifies seven attributes of places that should be considered in order to make them safer:</p> <p>Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;</p> <ul style="list-style-type: none"> •Structure: places that are structured so that different uses do not cause conflict; •Surveillance: places where all publicly accessible spaces are overlooked; •Ownership: places that promote a sense of ownership, respect, territorial responsibility 	No specific targets	Local Plan policies should consider design of safer places and crime prevention	SA Objectives to consider crime

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>Physical protection: places that include necessary, well-designed security features;</p> <ul style="list-style-type: none"> •Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times; •Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and future. 			
Regional				
<p>In July 2010, the Secretary of State for Communities and Local Government set out his commitment to abolish regional spatial strategies, including the South East Plan. The Localism Act (2011) removed the regional framework and existing regional strategies will be abolished by secondary legislation in the near future. This Act aims to shift power from central government back to communities and enable them to help shape their local areas. However, the South East Plan has had an important influence on the preparation of the Local Plan. It is, therefore, still relevant to review regional plans, policies and programmes which have set the context for policies contained within the Thanet's Local Plan.</p>				

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Minerals Strategy Proposed Alterations to Regional Planning Guidance, South East – Regional	<p>The Regional Minerals and Waste Strategy sets out a regional framework up to 2030 for the development of minerals such as chalk, clay, sand and gravel; raw materials which are important for both the manufacturing and construction industry by:</p> <ul style="list-style-type: none"> • Encourage the development and construction of sustainable construction practise; • Effective management of mineral extraction; • The need and use of primary aggregates should be reduced; • Advocated the need to adopt long-term statutory recycling and recovery targets; • The supply of construction aggregates in the South East should be met from a significant increase in supplies of secondary and recycled materials. • A reduced contribution from primary land-won resources and an increase in imports of marine-dredges 	<p>Development plans should:</p> <p>Encourage development projects to use construction materials that reduce the demand for primary minerals wherever practical.</p> <p>Promote a model shift to increase the proportion of minerals and derived manufactured products transported into and with the region by rail/or air</p>	The mineral strategy to be incorporated into the policies of the Local Plan	Minerals strategy to be cross reference with transport and waste management objectives as part of SA indicators.
Harnessing the Elements - South East Energy Efficiency and Renewable Energy May 2003	The objective of the policies is to promote a more sustainable pattern of energy use and generation while ensuring that development does not harm the region's environment or the quality of life of its people by:	Numerous targets are given across the different policies.	The Local Plan should incorporate the energy and renewable energy objectives of the policy.	SA to include indicator on energy usage and use of renewable energy.

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	<ul style="list-style-type: none"> • Promoting measures that will conserve energy; • Increase the use of renewable energy sources and support more local, small scale and dispersed pattern of generation; • Encourage the incorporation of high standards of energy efficiency in all development; • Development plans should include policies and proposals for the development of combined heat and power (CHP) schemes and encourage the integration into major development of CHP and district heating infrastructure; • Setting minimal regional targets for electricity generation from renewable resources; • Contributing to the achievement for the regional and sub-regional targets from land-based renewable energy; and • Support developments that support the principle of renewable energy that has a minimal effect on landscape, wildlife and amenity. 			
River Basin Management Plan – South East River Basin District 2009	<p>The purpose of the South East River Basin District River Basin Management Plan is to focus on the protection, improvement and sustainable use of the water environment. The plan describes the river</p>	<p>The key challenges identified in the plan include:</p> <ul style="list-style-type: none"> • By 2015, 18 per cent of surface waters (rivers, lakes, estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element, measured as part of an assessment 	<p>The Local Plan should include policies to ensure that the quality of the south east river basin is protected in the future.</p>	<p>The conservation and enhancement of river quality could be reflected in the SA objectives</p>

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	<p>basin district and the pressures that the water environment faces. It shows what this means for the current state of the water environment, and what actions will be taken to address the pressures. It set out what improvements are possible by 2015 and how the actions will make a difference to the local environment – the catchments, estuaries, the coast and groundwater.</p> <p>The key objectives of the plan are to:</p> <ul style="list-style-type: none"> • prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters; • aim to achieve at least good status for all water bodies by 2015. • Where this is not possible and subject to the criteria set out in the Directive ,aim to achieve good status by 2021 or 2027; • meet the requirements of Water Framework Directive protected areas; promote sustainable use of water as a natural resource; • conserve habitats and species that depend directly on water; progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment; • progressively reduce the pollution of 	<p>of good status according to the Water Framework Directive. This includes an improvement of 710 kilometres of the river network in the river basin district, in relation to fish, phosphate, specific pollutants and other elements.</p> <ul style="list-style-type: none"> • 23 per cent of surface waters will be at good or better ecological status/potential and 33 per cent of groundwater bodies will be at good status by 2015. In combination 23 per cent of all water bodies will be at good status by 2015.The Environment Agency wants to go further and achieve an additional two per cent improvement to surface waters across England and Wales by 2015. The biological parts of how the water environment is assessed – the plant and animal communities are key indicators. • At least 47 per cent of assessed surface waters will be at good or better biological status by2015. 		

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	<ul style="list-style-type: none"> • groundwater and prevent or limit the entry of pollutants; • contribute to mitigating the effects of floods and droughts. 			
Destination South East – Tourism and related sport and recreation	<p>The vision for tourism recognises the value of the industry to quality of life in the South East and contends that its contribution to the spatial development of the South East can be significantly enhanced for the good of the region.</p> <p>The Strategy sets out to deliver the following aims over the period to 2026:</p> <p>Emphasise the sub regional priorities (Thames Gateway, The Coastal Strip, South Downs and New Forest Proposed, Milton Keynes and Ashford, Thames Valley, Oxford and western Oxfordshire);</p> <p>Seek opportunities to diversify the economic base of the region's coastal resorts, while consolidating and upgrading tourism facilities in ways which promote higher value activity, reduce seasonality and support urban regeneration</p>	<p>Numerous targets are given across the different policies.</p>	<p>DPD and SPD should prevent inappropriate development, co-ordinate management and environmental initiatives and Identify land for particular types of tourism related development. Also Identifying necessary infrastructure investments.</p>	<p>SA framework to reflect Local Plan objectives in setting indicators in the SA framework.</p>

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	<p>Seek opportunities to promote tourism and recreation based rural diversification should be encouraged where they provide jobs for local residents and are of a scale and type appropriate to their location; and</p> <p>Opportunities should be sought to protect, upgrade existing and develop new, regionally significant sporting facilities in the region in accordance with the facilities strategies produced by the national governing bodies for sport.</p>			
England Rural Development programme (South East Regional Chapter)	<p>England Rural Development Plan in the South East: Regional Goals:</p> <ul style="list-style-type: none"> Protect and enhance distinctive landscapes, countryside character and historic environment; Safeguard and enhance the diversity of habitats and species of the region; Ensure appropriate management of woodland and water resources; Promote environmentally friendly farming; Exploit niche markets for high value products; Ensure economic activity is sustainable; Develop collaborative marketing initiatives; 	<p>Identifies key areas for examination during development of the South East regions rural areas including plan and policy suggestions, good practice comments and strength, weakness, opportunities and threats analysis. Also provides broad regional rural objectives</p>	<p>Should consider objectives and incorporate as possible to align with regional objectives.</p>	<p>The overviews of rural elements are useful for framework targets.</p> <p>Aspirations, objectives to inform SA indicators.</p>

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	<p>Encourage diversification of the rural economy and stimulate related activities;</p> <p>Build on market opportunities to develop local employment that is accessible to all;</p> <p>Improve provision of and accessibility of essential services;</p> <p>Ensure that the skills of the workforce match existing and potential business opportunities; and</p> <p>Promote understanding of the countryside and rural issues.</p>			
A Framework For Economic Prosperity. Regional Economic strategy 2006-2016	<p>The Regional Economic Strategy adopts three objectives:</p> <p>Global Competitiveness – assisting more businesses to operate internationally and maximising the South East's share of foreign direct investment; increasing the region's stock of businesses; maximising the number of people ready for employment at all skill levels, and ensuring they are equipped to progress in the labour market;</p> <p>Smart Growth – lifting underperformance through; ensuring sufficient and affordable housing and employment space of the right type and size to meet the needs of the region; reducing road congestion and pollution levels by improving travel</p>	<p>The Strategy adopts three headline targets:</p> <p>Achieve an average annual increase in Gross Value Added per capita of at least 3%;</p> <p>Increase productivity per worker by an average 2.4% annually, from £39,000 in 2005 to at least £50,000 by 2016; and</p> <p>Reduce the rate of increase in the region's ecological footprint (from 6.3 global hectares per capita in 2003, currently increasing at 1.1% per capita per annum), stabilise it and seek to reduce it by 201</p>	<p>The DPD and SPD should observe and comply with the strategy contributing to targets were possible.</p>	<p>Use economic proprieties to inform the SA indicators.</p>

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	<p>choice, promoting public transport; and</p> <p>Sustainable Prosperity – supporting quality of life through reducing CO₂ emissions attributable to the South East and increasing the contribution of renewable energy to overall energy supply in the region; reducing per capita water consumption; achieving measurable improvements in the quality, biodiversity and accessibility of green space, open space and green infrastructure; and enabling more people to benefit from sustainable prosperity across the region.</p>			
Sustainable communities in the South East Building for the future.	<p>Strategy consider the key challenges to sustainable communities in the South East under the keys themes;</p> <p>Housing supply;</p> <p>Affordability of housing;</p> <p>Transport;</p> <p>Skills and the labour market;</p> <p>Tackling deprivation and renewing communities; and</p> <p>Community engagement and partnership working.</p>	Action plans to tackle key challenges consider the roles of local and regional planning documents and agencies.	Must ensure that Local Plan Policies contribute to the regional strategy of sustainable communities.	Cross reference key regional and local challenges to providing sustainable communities to inform suitable SA framework indicators.
The South East Regional Sustainability Framework (RSF), 2008	The RSF sets out 25 regional sustainability objectives for the South East Region including :	Targets: a. to stabilise the Ecological Footprint by 2016 and reduce it		Ensure principles of the RSF are reflected in all

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	<p>a. ensure that everyone has the opportunity to live in a decent, sustainably-constructed and affordable home suitable to their need</p> <p>b. improve the health and well-being of the population and reduce inequalities in health</p> <p>c. reduce poverty and social exclusion and, by improving their performance, close the gap between the most deprived areas in the South East and the rest of the region</p> <p>d. raise educational achievement levels across the region and develop opportunities for everyone to acquire the skills needed to find and remain in work</p> <p>e. reduce crime and perceptions of disorder</p> <p>f. create and sustain vibrant communities which recognise the needs and contributions of all individuals</p> <p>g. improve accessibility to all services and facilities including the countryside and the historic environment</p> <p>h. encourage increased engagement in cultural activity across all sections of the community in the South East and promote sustainable tourism</p>	<p>thereafter</p> <p>b. to stabilise and then reduce per capita consumption of water to 135 litres per day by 2016</p> <p>c. by 2050, reduce greenhouse gas emissions (GHG) from activities within the region by 60%</p> <p>d. by 2010, install 620 MW of renewable capacity, by 2016 install 895 MW of renewable energy and by 2026 install 1,750 MW of renewable energy (16% of generation capacity)</p> <p>e. to prevent all inappropriate development in the flood plain</p> <p>f. by 2010, to increase the numbers of properties adequately protected by 15,000</p> <p>g. achieve the 2010 and 2026 regional biodiversity targets set out in the draft SE Plan</p> <p>h. by 2010 to improve performance and halve the gap between the most disadvantaged communities and the average position of the region</p> <p>i. to reduce health inequalities by 10% by 2010 (baseline 1995-97)</p> <p>as measured by life expectancy at birth.</p>		<p>the sustainability objectives</p>

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	<ul style="list-style-type: none"> i. ensure high and stable levels of employment so that everyone can benefit from the economic growth of the region j. sustain economic growth and competitiveness across the region by focussing on the principles of smart growth: raising levels of enterprise, productivity and economic activity k. stimulate economic revival in deprived areas l. develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value lower impact activities m. develop and maintain a skilled workforce to support long-term competitiveness of the region n. improve efficiency in land use through the appropriate re-use of previously developed land and existing buildings - including re-use of materials from buildings - and encourage urban renaissance o. reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment p. reduce air pollution and ensure air quality continues to improve 			

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	<p>q. address the causes of climate change through reducing emissions of greenhouse gases</p> <p>r. ensure the region is prepared for the impacts of climate change</p> <p>s. conserve and enhance the region's biodiversity</p> <p>t. protect and enhance the region's countryside and historic environment</p>			
County				

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Integrated Transport Strategy for Kent: Growth Without Gridlock	<p>The LTP aims to provide a choice in the transport network and reduce dependency on the private car, thereby improving accessibility for the whole community and protecting the environment. In doing so 10 key objectives have been identified:</p> <p>Accessibility; Demand Management; Environment, Heritage and Communities; Health; Integration; Keep Kent Moving; Road Safety; Sustainable Regeneration; UK Connections; and UK Gateway.</p>	<p>The Kent LTP headline targets include:</p> <ul style="list-style-type: none"> A 10% increase (from 58%) by 2011 in the number of households within 30 minutes traveling time of a hospital by public transport; A 5% increase (from 88.9%) by 2011 in the number of households within 15 minutes of a GP's surgery by public transport; A reduction in average vehicle speeds on Kent's roads in residential areas by 10% by 2011; A 2% increase per year in bus patronage on 2003/4 levels; A 6% improvement in bus punctuality by 2011; A 38% increase in cycling on 2003/4 levels by 2011; Restraining Kent wide traffic growth to less than 2% per annum; and A 10% increase in the use of sustainable transport modes for journeys to school by 2011. 	DPD and SPD need to contribute to key targets of the LTP.	Ensure the DPD and SPD are aligned with the LTP and objectives are reflected in the SA Framework.
Expansion East Kent: new opportunities through East Kent's Regional Growth Fund June 2012	<ul style="list-style-type: none"> •Investment for businesses to benefit the whole of East Kent •Offer of 0% interest loans to start or expand businesses in Canterbury, Dover, Shepway and Thanet •Target to create 5,000 jobs 	<ul style="list-style-type: none"> •Investment for businesses to benefit the whole of East Kent •Offer of 0% interest loans to start or expand businesses in Canterbury, Dover, Shepway and Thanet •Target to create 5,000 jobs 	Potentially provides an additional mechanism to support the delivery and viability of regeneration and new development that contribute towards the Local Economic Partnership's objectives for Kent.	Useful indication of sub-region's immediate priorities for growth in employment land and job opportunities.

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Local Transport Plan for Kent 2011-2016 (LTP3)	<p>five Themes based on the previous Government's five National Transport Goals as set out in the LTP3 Guidance, but made relevant to Kent:</p> <ul style="list-style-type: none"> 1. Growth Without Gridlock 2. A Safer and Healthier County 3. Supporting Independence 4. Tackling a Changing Climate 5. Enjoying Life in Kent 	<p>No formal targets however the following performance indicators which reflect our five LTP3 Themes.</p> <ul style="list-style-type: none"> • Journey time reliability in Kent's urban centres (Canterbury, Gravesend and Maidstone) • Principal roads where maintenance should be considered • People killed or seriously injured in road traffic accidents • Local bus journeys originating in the authority area • Per capita reduction in CO 2 emissions • Children travelling to school - mode of transport usually used • Net satisfaction with the condition of roads, pavements and streetlights 	Implications applicable throughout Local Plan. These objectives need to be addressed in the Local Plan and in many general design as well as locational policies	Ensure framework objectives are in alignment
Kent Design Guide	<p>The Kent Design Guide aims to achieve environmental excellence by providing practical advice on the process and design of development proposals. The Guide will:</p> <ul style="list-style-type: none"> • apply to all types of development; • supplement national and regional guidance; • describe Kent's planning policy framework and the process for obtaining planning consent; • provide a framework for detailed guidance at local level; 		<p>Will Guide or its principles been adopted as an SPD?</p> <p>The LDF could include policies on promoting sustainable design and incorporate the Guide's recommendations.</p>	The SA objectives could include an objective on promoting sustainable design.

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	<ul style="list-style-type: none"> • give examples of successful design and useful checklists for inspiration; and • help make sense of the many complex issues that have to be considered in preparing development proposals. 			
Active Lives: Active Lives: The Future of Social Care in Kent 2010-2013	<p>This document lays out the shared vision for adult social care in Kent for 2010-2013.</p> <p>Since the review of <i>Active Lives</i> in 2007 there have been many changes in social care, both nationally and locally. Kent Adult Social Services will be facing a challenging time in the next few years brought about by:</p> <ul style="list-style-type: none"> • increasing demand as a result of better health care and advances in medicine which mean • people, including those with complex health conditions, live longer • the impact on public spending caused by the recession • increased public expectation that services should meet needs based upon the individual, • giving them choice and control • fewer young people entering the social care workforce and the current workforce is ageing • a number of initiatives and policies launched by the 	<p>There are around 246,994 people over the age of 65 living in Kent (taken from Mid Year Population Forecasts 2008) and it is estimated that the total number of over 65's will grow by 39.3 per cent by 2021 and that the total population of over 85's will rise by 100 per cent by 2026</p>	<p>Ensure that the LDF integrates key objectives of promoting social inclusion and independence for Kent's residents into its policies and recommendations. It should reflect the needs of disabled people and others with additional needs. The provision of affordable housing could help alleviate recruitment problems.</p>	<p>The SA objectives should reflect the need to promote better public health (this in turn reflects the requirements of the SEA Directive which refers explicitly to 'human health' as an issue for consideration) and social inclusion.</p>

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	<p>government (see Appendix 1), setting</p> <ul style="list-style-type: none"> • out a national vision for social care in the future focusing on independence, personalisation; and • partnership working. 			
Kent County Council Framework for Regeneration	<p>'Unlocking Kent's Potential' is a review of the challenges and opportunities facing Kent. It sets out TDC's overarching assessment of the key opportunities and challenges facing Kent over the next ten years. The purpose of the document is to look forward to the future challenges and opportunities facing Kent in global and domestic contexts and to act as a statement of Kent County Councils commitment to tackling the big issues facing the area.</p> <p>5 Key challenges/ aims:</p> <ol style="list-style-type: none"> 1. Building a new relationship with Kent business 2. Unlocking talent to support the Kent economy 3. Embracing a growing and changing population 4. Building homes and communities 5. Delivering growth without transport gridlock <p>The Framework for Regeneration also focuses on</p>	<p>A number of opportunities are identified within Kent's Framework for Regeneration. These include major opportunities to develop the economy of the area through: the development and build out of employment space at Ebbsfleet Valley and Kent Thameside, Ashford, Manston Dover and Sittingbourne; a sequence of transport investment to road and rail and public transport; and cultural regeneration investment in Margate, Folkestone and Canterbury.</p>	<p>The LDF should include policies to respond, where possible, to the key challenges identified in the Framework.</p>	<p>The SA objectives could include objectives related to the key challenges identified in the Framework for Regeneration. The baseline review monitoring should also incorporate indicators that will help to ensure the impact on developing Kent's economy is measured.</p>

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	the opportunity to develop and promote Kent as a destination for UK and international visitors.			
Kent Prospects: Economic Strategy for Kent 2009	<p>Kent Prospects provides the Partnership's framework for influencing, guiding and co-ordinating economic development and regeneration in the County. The 2007-2012 version takes forward the 20-year mosaic economy scenario and focuses on unlocking constraints and enabling economic development and regeneration opportunities.</p> <p>Kent Prospects contains several priorities which include:</p> <ul style="list-style-type: none"> • Accessibility, infrastructure and connections • Increase accessibility and secure investment in infrastructure, roads and public transport • Develop ICT • Ensure Kent's environmental infrastructure meets growth and regeneration challenges • Growth and regeneration • Promote economic development and regeneration opportunities • Encourage rural enterprise, innovation and skills development • Promote opportunities associated with the Olympics and other events 	12 indicators	<p>LDF should seek to support initiatives to develop basic skills and IT skills in particular. Ensure a good supply housing and suitable employment sites.</p> <p>Promote high quality, sustainable design.</p>	12 indicators have been created to monitor performance – some of these may be suitable for SA indicators and monitoring.

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	<ul style="list-style-type: none"> • Enterprise and competitiveness Support innovation, skills and enterprise • Develop Kent's tourism product Promote innovation and expand Kent's knowledge base • Protect and improve the supply of business • sites and focus new investment on sustainable • strategic employment sites • Pathways to sustainable prosperity • Promote sustainable design consumption, resource efficiency and productivity • Support development of sustainable enterprises 			
Kent Health and Affordable Warmth Strategy Second Edition	<p>The first Kent Health and Affordable Warmth Strategy was launched in 2001 and set out a number of objectives to help the fuel poor in Kent move into affordable warmth. The second edition builds on these objectives. It defines a fuel poor household as one which needs to spend more than 10% of its income to heat the home to an adequate standard of warmth. There are around 12,500 of Kent residents that are fuel poor and in 2001-2002 there were 890 excess winter deaths in Kent including 60 in Sevenoaks. The most vulnerable group are the elderly with 93% of excess winter deaths occurring in the over 65s. The main cause of</p>	<p>Householders living in social sector properties will be helped by specific local authority home improvement programmes. Under the Home Energy Conservation Act 1995 (HECA), local authorities became Energy Conservation Authorities (ECAs) and were required to submit an annual energy conservation report to Government. This should assess the energy efficiency of all housing in the local authority area and identify appropriate energy conservation measures that are cost-effective and would result in significant improvements in energy efficiency. The Government introduced an obligation for ECAs to report on fuel</p>	<p>The LDF could promote sustainable design principles for new housing development particularly in relation to insulation and the efficiency of heating systems.</p>	<p>The issue of affordable warmth should be considered when undertaking the SA particularly in appraising policies on sustainable design principles.</p>

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	fuel poverty in the UK is a combination of poorly insulated homes, inefficient heating systems and low incomes.	poverty as part of the annual report. The Strategy is closely linked to the Kent Design Guide. Aim 3 Objective (f) states that Creative Environmental Networks will work with Kent Design to ensure that the Guide includes recommendations for new build housing to exceed existing building standards for thermal comfort.		
Learning for life, improvement for all. Education Development Plan 2002 - 2007 (Year 2004-05 Update)	“Learning for Life- Improvement for All” identifies that ‘Education, skills and learning are the key to personal success and fulfilment and to the future prosperity and quality of life in Kent’. The commitments are: To attract, support and reward the very best teachers; To help all schools to improve performance but target those few which are not fully developing children’s abilities; Early years provision is essential and to develop the social skills of children and give them the best start to education; Secondary schools should work together to provide the maximum degree of choice for young people in their area, ensuring all students have access to a curriculum that is best suited to their needs; To ensure that every child is supported to fulfil his or her potential;	The development plan sets out priorities, criteria, targets and actions to meet the strategic themes.	The Local Plan should observe and comply with the strategy	Ensure the SA objectives are in-line and contribute towards the strategy

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	<p>To help schools to become centres for their communities; and</p> <p>To create responsive structures to tackle underachievement and extend the potential of all pupils.</p>			
Kent County Council Equality Strategy April 2007 – March 2010	<p>The Strategy sets out how TDC will promote equality and community cohesion and tackle unfair discrimination in Kent incorporating TDC's Disability, Gender and Race equality schemes. The strategy focuses primarily on five priority outcomes:</p> <ul style="list-style-type: none"> • Equal and inclusive services and information for all, regardless of age, disability, gender, faith, race or sexual orientation; • Creative opportunities for participation and involvement in service planning and decision-making; • Work with our partners to ensure the county's most vulnerable groups feel safe and free from harassment; • Enhance the quality of our intelligence and monitoring systems, to ensure we can target disadvantage in the county where action is most needed; and • Maintain our reputation as an excellent employer. 	<p>Equality impact assessments to be incorporated as part of the DPD and SPD.</p>	<p>The DPD and SPD should observe and comply with the strategy.</p>	<p>The SA should ensure that the LDF promote the outcomes of the Strategy and incorporate Equality impact assessments as appropriate.</p>

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Kent Joint Municipal Waste Management Strategy	<p>The purpose of the Strategy is to set out how the KWP intends to manage municipal solid waste arising over the next 20 years focusing on:</p> <ul style="list-style-type: none"> • Strategy Objectives and Policies; • Resource Management; • Partnerships; • Education and Engagement; • Waste Minimisation and Re-use; • Recycling and Composting; • Residual Waste Management Services; • Energy Recovery; • Disposal to Landfill; and • Waste transfer Facilities. 	No specific targets.	Waste management strategy to be incorporated into the waste policies of the Local Plan	SA will include indicator on minimization of waste. Will also need indicators on re-use, recycling and recovery of waste as well, to demonstrate the movement away from disposal.
The Kent Biodiversity Action Plan http://www.kentbap.co.uk/	The aim of the action plan is to conserve and enhance biological diversity in Kent and to contribute to the conservation of national and global biodiversity.	<p>To maintain and, where practicable, to enhance:</p> <p>the overall populations and natural ranges of native species and the quality and range of wildlife habitats and ecosystems;</p> <ul style="list-style-type: none"> · internationally and nationally important and threatened species, habitats and ecosystems; <p>Species, habitats and natural and managed ecosystems that are characteristic of Kent;</p> <p>The biodiversity of natural and semi-natural habitats, where this has diminished over 3 recent decades.</p>	Ensure Local Plan policies aligns with BAP	Ensure that DPD and SPD encourage conservation and offer protection to areas and species of high conservation importance as identified in the action plan.

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		<p>To increase public awareness of, and involvement in, conserving biodiversity.</p> <p>To identify priorities for habitat and species conservation in Kent and set realistic targets and timescales for these.</p>		
Kent County Council School Organisation Plan December 2004	The School Organisation Plan (SOP) is a statutory plan, the key purpose of which is to set out how Kent County Council as Local Education Authority intends to meet its statutory responsibility to secure sufficient education provision within its area in order to promote higher standards of attainment.	<p>The Education Development Plan for Key Stages 1,2,3 and 4 (school age children) on attainment in English, Mathematics, Science, ICT and across the curriculum;</p> <p>Increasing participation in learning by young people and adults;</p> <p>Achievement of basic skills and Level 2, 3 and 4 qualifications;</p> <p>93.6% of 16 year-olds achieving five or more GCSE A*-G) passes by summer 2003 (also PSA target); and</p> <p>65% of children looked after by KCC gaining at least one GCSE.</p>	Must contribute to the national and regional plans and policies towards education.	Useful for establishing SA baseline and education indicators.
Kent economic report- A review of the local economy and its Social and Environmental Context 2004	The ‘Kent Economic Report 2004’ to provide a snapshot of how the economy of Kent is performing against regional and national benchmarks. The report also provides additional contextual information on social and environmental indicators to provide an overview of the “economy – society – environment” aspects of sustainable development.	No specific targets set.	Provide regional benchmarks for economic development.	Useful for establishing SA baseline for economic indicators.

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Local Enterprise Partnership Vision and Business Plan	<p>1: Secure the growth of the Thames Gateway:</p> <p>2: Promote investment in our coastal communities:</p> <p>3: Strengthen our rural economy:</p> <p>4: Strengthen the competitive advantage of strategic growth locations:</p>	<p>Within the next 20 years:</p> <ul style="list-style-type: none"> • Established and new businesses across the area will have created between 250,000 and 300,000 new jobs. A further 760,000 people will live in the South East LEP area. • The regeneration of the Thames Gateway itself will be largely complete. All our coastal and rural communities will aim to match the prosperity of our small cities and market towns. • Formerly deprived areas will be making significant progress towards becoming thriving communities. • GVA per head will exceed that for the south east as a whole; unemployment will be well below the average other prosperous European regions. • Our workforce will be known for its ‘can-do’ and entrepreneurial attitude; offering skills and talents which compete with the best in Europe. • Our universities will be global businesses in their own right, not only attracting high calibre ‘learners’ to the UK, but exporting intellectual excellence across the world. • Every community across the LEP will be served by super-fast (100 	<p>Consider how Local Plan Policies might contribute to LEP operating plan goals and objectives</p>	<p>The SA should ensure that the DPD and SPD promote the outcomes of the Strategy and incorporate Equality impact assessments as appropriate</p> <p>Ensure SA Framework objectives are aligned to LEP objectives.</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		<p>mbps or greater) broadband networks.</p> <ul style="list-style-type: none"> • A steady flow of public and private investment in strategic infrastructure, including improvements in our road and rail networks, sea ports and airports will ensure that businesses in the LEP benefit from even better connections to key global markets. 		
Vision for Kent 2012-2022	<p>The Vision for Kent is the community strategy for the county. It focuses on 8 key themes and objectives.</p> <ul style="list-style-type: none"> • where a vibrant and successful economy and targeted regeneration are delivered and sustained • where learning is stimulated and supported for everyone - for life, for employment and for enjoyment • where people lead healthier lives and enjoy high quality services that meet their needs for health, care and wellbeing • where a high quality environment and countryside are protected and enhanced for current and future generations • where communities are stronger, safer and confident in the face of change • where residents and visitors enjoy life through an enhanced and accessible range of recreational, 	No specific targets	<p>LDF Policies should support short and long term priorities and strategic objectives outlined in this community strategy.</p> <p>Many of the aims and objectives of the 'Vision' will be addressed and delivered through other district or county-wide strategies, including Thanet's Local Plan.</p>	<p>The SA to reflect and support priorities.</p> <p>Useful for updating baseline data</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • sporting, artistic, and cultural opportunities • where jobs and services are easily accessible for all sections of the community and congestion and pollution are reduced • where housing needs are met and decent, high quality homes help create attractive, safe and friendly communities <p>It also highlights a number of strategic, long-term challenges that cut across many or all of these themes.</p>			
Growing the Garden of England: A strategy for environment and economy in Kent – July 2011	<p>The Kent Environment Strategy is a three-year strategy organised into three themes and ten priorities representing the major challenges and opportunities for Kent over the next 10 to 20 years. Each theme has a 20-year vision, supported by high-level targets. The three themes and their priorities are:</p> <ol style="list-style-type: none"> 1. Living ‘well’ within our environmental limits - leading Kent towards consuming resources more efficiently, eliminating waste and maximising the opportunities from the green economy. 2. Rising to the climate change challenge – working towards a low carbon Kent prepared for and resilient to the impacts of climate change. 3. Valuing our natural, historic and living 	<p>Theme 1: Reduce Kent's ecological footprint By 2016, Kent will stabilise its ecological footprint on the way to reducing the footprint below 2001 levels by 20262.</p> <p>Theme 2: Reduce carbon emissions in Kent By 2030 Kent's greenhouse gas emissions, measured as CO2 equivalent, will be 60% below 1990 levels .Help the public sector, the business community and Kent residents to manage both positive and negative impacts of climate change, including extreme weather events Realising the value of the natural, historic and living environment</p> <p>The Kent Forum will lead the way in adopting and implementing a consistent</p>	Consider how Local Plan may contribute to achieving county objectives and targets for economic growth and environment	Check SA Framework is aligned with themes and priorities.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	environment - optimising the real economic and social benefits of high environmental quality while protecting and enhancing the unique natural and built-in character of Kent.	<p>county-wide methodology to assess the potential social, economic and environmental value of Kent's ecosystems, green infrastructure and cultural heritage and the services they provide. Based on the results, we will develop targets to fully realise the benefits for the people of Kent and the emerging green economy.</p> <ul style="list-style-type: none"> - Quality of the natural, historic and living environment Significantly reduce the rate of decline in biodiversity by 2015 and achieve measurable improvements in the conservation and enhancement of landscape and designated heritage assets 		
South East Local Enterprise Partnership Business Plan 2011-2015	<p>Four strategic objectives and four enabling activities were agreed by the Board on 15th July 2011:</p> <p>Objectives:</p> <ul style="list-style-type: none"> i. Secure the growth of the Thames Gateway; ii. Promote investment in coastal communities; iii. Strengthen the rural economy; and iv. Strengthen the competitive advantage of strategic growth locations. <p>Enabling activities:</p> <ul style="list-style-type: none"> i. Strategic transport infrastructure; 	<p>No specific Targets: - but activity is concentrated on:</p> <p>1: Engaging businesses – setting an enterprise and growth agenda</p> <p>Accurately and effectively articulating the business perspective on growth (barriers and opportunities) is a critical role for the LEP.</p> <p>Business critical infrastructure</p> <p>Access to facilities and effective connectivity in every sense of the word is essential to business growth.</p> <p>Investment</p> <p>Whether supporting the availability of short-term cash flow or longer term</p>	Seek Opportunities in Local Plan to maximise deliverables of partnership	SA framework indicators to be aligned with SELEP objectives.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	ii. Universal super-fast broadband; iii. Skills; and iv. New financial instruments.	investment directly in to business, securing more finance to Local Authorities 4: Internationalisation & commercialisation of the knowledge base. A characteristic of growing economies is the effective application of higher value skills and knowledge transfer to create wealth and commercial success. Innovation and commercialising intellectual property supports growth and creates value-added businesses: strong links between businesses and universities / colleges is just one element supporting this.		
Sub County				
The 2009 East Kent Sustainable Community Strategy'	Provides an integrated approach to making region more sustainable. All local authorities have a duty to work with other organisations to produce a sustainable community strategy. This is a document which shows how organisations will work together to improve their area and safeguard its future. This document sets out the clear, long-term vision for East Kent, covering the districts of Canterbury, Dover, Shepway and Thanet. The following are aims and act as work themes		Local plan should consider wider East Kent context and the integrated approach to issues and cross boundary issues highlighted by this strategy.	The SA should ensure that the Local Plan promotes the outcomes of the Strategy and incorporate Equality impact assessments as appropriate.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>Educational excellence that supports ambition, achievement and skills, for the workplace and beyond;</p> <p>Economic enterprise that is confident, resilient and with the support of local higher and further education institutions, innovative enough to seize opportunities presented by new markets and emerging technology;</p> <p>Fairer, stronger and healthier communities in resurgent coastal towns, enjoying high quality homes and an enviable quality of life;</p> <p>A high quality, integrated transport network, with reduced congestion and pollution, offering a wide choice of accessible transport for all sections of the community;</p> <p>A distinctive profile as a visitor destination, with a wealth of cultural treasures, sustaining a thriving tourist economy;</p>			

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	The priceless asset of its unique natural environment and a commitment to protect it for future generations.			
East Kent Homelessness Strategy 2008-2013	<p>The strategy outlines 7 strategic priorities:</p> <ul style="list-style-type: none"> • Maximise housing options and choice for customers • Prevent rough sleeping • Promote sustainable private sector accommodation • Help homeless households to secure and retain good quality accommodation • Reduce the use of temporary accommodation • Tackle youth homelessness • Monitor performance and develop best practice in homelessness 	<p>A series of detailed objectives have been developed to meet each of the key priorities.</p> <p>The strategy helps support the South East Regional Housing Strategy priority to prevent homelessness and specifically</p> <ul style="list-style-type: none"> • Increasing the supply of new affordable housing • Housing-related support to enable vulnerable households to maintain tenancies • Better use of existing accommodation in both public and private sectors. 	Ensure policies address and support the reduction and prevention of homelessness and meet regional and local priorities.	SA to include indicators on the impact DPD and SPD could have on preventing homelessness.
East Kent Local Investment Plan	<p>The HCA priorities for the South East are to:</p> <ul style="list-style-type: none"> • Unlock surplus public sector land and brownfield sites for housing developments. • Regenerate town and city centres. • Deliver new and affordable homes in award winning developments. • Work with public sector partners to deliver new infrastructure. • Partner with developers, registered social landlords and local authorities 	<p>Additionally there are a number of strategic priorities. Of specific relevance to Thanet DC include:</p> <ol style="list-style-type: none"> 1. Manston and Central Thanet • Kent International Airport • Parkway Station to link to • Manston Business Park • Eurokent Business Park • Westwood Housing • Highway improvements 	HS1 Local Plan can contribute to a number of the key objectives, priorities and targets through delivering development and regeneration in the district and allowing for growth. Policies should be consistent with HCA Projects identified for the district.	Ensure SA objectives comply with aims of Plan

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>to assist in comprehensive estate development.</p> <ul style="list-style-type: none"> • Establish a strong investment programme which will support existing quality. 	<p>4. Margate and Cliftonville Housing Intervention and Regeneration Programme</p> <p>This programme involves major interventions and comprises a number of initiatives aimed at rebalancing the failed housing market.</p>		
CAMS Stour catchments	<p>To manage water resources in a sustainable way by providing a structured approach to water resources management in the Stour Catchment. It recognises the needs of abstractors, river users and the environment.</p>	<p>Maintain and improve river quality and water resources.</p> <p>Improve and protect the natural environment (including biodiversity).</p>	<p>Ensure suitable measures are taken to protect the aquatic environment from pollution and over abstraction.</p>	<p>SA to include indicators on the impact DPD and SPD could have on the aquatic environments (coastal and inland).</p>
North East Kent European Marine Sites Management Scheme and Action Plan 2007-2012	<p>The management plan details actions for the management of the north east coastline under 5 management action types; planning, review, on-ground, monitoring, interpretation and awareness.</p>	<p>Specific objectives are separated between the relative authorities and groups who are responsible for their delivery</p>	<p>The plan documents should support the actions of the management scheme</p>	<p>The SA should ensure the actions are supported by the SA framework</p>
Canterbury City Council Local Development Framework	<p>Canterbury City Council are in the process of developing its own LDF through the production of a Core Strategy and related DPD and SPD documents. These documents will also be subject to Sustainability Appraisals</p>	<p>Targets and indicators will become available over time</p>	<p>The plan documents should consider any cross boundary issues and address them appropriately</p>	<p>The SA should ensure the cross boundary issues are considered</p>
Dover District Council Local development Framework	<p>Dover District Council are in the process of developing its own LDF through the production of a Core Strategy and related DPD and SPD documents. These documents will also be subject to Sustainability Appraisals</p>	<p>Targets and indicators will become available over time</p>	<p>The plan documents should consider any cross boundary issues and address them appropriately</p>	<p>The SA should ensure the cross boundary issues are considered</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
East Kent Partnership strategy 2005-2015	<p>Details priorities for the area in terms of development and tackling deprivation. Priorities include;</p> <ul style="list-style-type: none"> Prosperous inclusive community Quality Places Positive cultural identity Competitive and diverse economy Successful and aspirational workforce Secure quality investments Fully integrated transport Quality environment Communications 	No specific targets	Support the objectives and priorities of the Partnership	The SA to reflect and support priorities
Local				
Thanet Council's Corporate Plan 2012-2016	<p>Sets out the priorities for the District over a four year period. Priority 1 of the Plan states that TDC will support the growth of our economy and the number of people in work. By 2016 TDC aims to:</p> <ul style="list-style-type: none"> • increase the number of employment opportunities in the District • decrease the number of unemployed people living in the District • increase wages • improve levels of qualifications • reduce journey times to London increase in development of TDC's 		<p>Ensure Local Plan Policies consider and contribute to objectives of Corporate plan and economic Growth</p>	SA Objectives to include economy related objectives and indicators

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	land and commercial buildings to support business growth			
Thanet District Council Transport plan 2005-2011	<p>Key Strategic Themes:</p> <ul style="list-style-type: none"> • Maintaining and improving community safety; • Improving health and social welfare; • Rejuvenating the city's economy; • Protecting and enhancing the environment; • Enhancing image and raising aspirations; • Creating a learning city; • Reinvigorating the housing market; and • Improving transport. 	Detailed objectives, baselines and actions are provided in this strategy, covering the key strategic themes indicated.	Ensure that Local Plan aligns with transport plan.	<p>The SA should inform the evolving objectives of the transport plan.</p> <p>Must also consider the targets and objectives set in subsequent documents and policies.</p>
Thanet District Adopted Local Plan 2006	<p>The Local Plan identifies the issues and opportunities that are arising in the area and sets out TDC's views on how they would like to see the area develop over a period of time covering the key areas of:</p> <p>Economic Development & Regeneration; Housing; Town Centres & Retailing; Transportation; Design;</p>	<p>The Plan takes into account national, regional and county planning policies and guidance across the key areas.</p> <p>Key targets of success are:</p> <p>A reduction in unemployment in Thanet to that of the corresponding Kent average, during the Plan Period; An increase in average wages in Thanet to that of the Kent average by 2011;</p>	Ensure that Local Plan support achieving the key targets as well as targets identified in the key themes.	<p>The SA should inform the evolving objectives of the Local Plan</p> <p>Key local context.</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>Heritage; Tourism; Sport & Recreation; Countryside & Coast; Rural Settlements; Nature Conservation; Environmental Protection; and Community Facilities.</p> <p>The four main development proposals are: Continued emphasis on employment development; The development of a new town centre at Westwood; The development of additional housing in the Westwood area; and The promotion of mixed-use developments.</p>	<p>An increase in GDP in Thanet to match the Kent average GDP, during the Plan Period; and</p> <p>A reduction in the percentage of retail expenditure by Thanet residents outside the District to 25% of the gross retail expenditure by 2011.</p>		
Shoreline Management Plan (1st review 2006)	<p>The Shoreline Management Plan (SMP) provides a large-scale assessment of the risks associated with coastal evolution and presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. The objectives of the SMP are:</p> <ul style="list-style-type: none"> · To define, in general terms, the flooding and erosion risks to people and the developed, historic and natural 			

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>environment within the SMP area over the next century;</p> <ul style="list-style-type: none"> · To identify the preferred policies for managing those risks; · To identify the consequences of implementing the preferred policies; · To set out procedures for monitoring the effectiveness of the SMP policies; · To inform planners, developers and others of the risks identified within the SMP and preferred SMP policies when considering future development of the shoreline and land use changes; · To comply with international and national nature conservation legislation and biodiversity obligations; and, · To highlight areas where knowledge gaps exist. <p>To provide an action plan to facilitate implementation of the SMP policies and monitor progress.</p>			
Southern Water – Strategic Direction Statement (December 2007, updated March 2011) and Water Resource Management Plan	<p>The Strategic direction Statement is Southern Waters strategy for managing water and wastewater services over the next 25 years. Its objectives are:</p> <ul style="list-style-type: none"> • Provision of resilient services to customers in a changing environment • Facilitate sustainable growth 	<p>They aim to achieve these objectives by:</p> <ul style="list-style-type: none"> • Lead pipe removal • Better powers to control debt • Supply pipe ownership • Innovative tariffs • Education in water efficiency • Recycling from waste • Sewer replacement • Mains replacement • Catchment management 	Local Plan polices to contribute Strategic objectives	Ensure Water resources are considered within SA

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • Recognised as best value for money 	<ul style="list-style-type: none"> • Renewable energy • Reduced phosphate dosing • Metering • New development • Pumping station resilience 		
Thanet District Council Housing Strategy 2006 -10	<p>The Housing Strategy helps realise the effect a fundamental improvement in choice, supply, quality and accessibility of housing available to Thanet people through the following key strategic priorities;</p> <p>Improving standards and fitness of Private Sector Housing;</p> <p>Meeting the demand for affordable housing across the District;</p> <p>Promote housing activity in the Renewal Area;</p> <p>Improve choice and access to housing for all communities in the District; and</p> <p>Tackling homelessness.</p>	<p>The Strategy emphasis the commitment to other regional and national housing strategies. Detailed performance indicators are provided for the Thanet Strategy in the Annex N.</p>	<p>Ensure that Local Plan aligns with housing strategy.</p>	<p>Reflect objectives in the SA Framework.</p>
Thanet District council Contaminated land strategy	<p>Thanet District Council has produced this document to provide guidance for the identification, inspection, assessment, and remediation of land which may be Designated as Contaminated Land.</p>	<p>Specific targets not set in the strategy acts as guidance only.</p>	<p>Ensure Local Plan is developed using guidance where appropriate.</p>	<p>Ensure that SA supports the guidance.</p>
From Audit to Action – Thanet Crime and Disorder Audit Strategy: 2005 to 2008	<p>Following a review of the annual Crime and Disorder Audit the strategy priorities action for 4 keys themes:</p>	<p>Key targets and objectives are linked to regional and national strategies.</p> <p>Detailed action plans are provided</p>	<p>Ensure that Local Plan supports the themes and actions of the strategy.</p>	<p>Reflect objectives in the SA Framework.</p>

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	Reducing crime; Felling safe and being safe; Tackling anti-social behaviour; and Address substance misuse.	along with a number of specific targets across all 4 key themes.		
Thanet District Council Policy on Flood and Coastal Defence	Policy prepared to provide a public statement of TDC's approach to flood and coastal defiance in its areas. Key Objectives in line with government policy: To encourage the provision of adequate and cost effective flood warning systems; To encourage the provision of adequate, economically, technically and environmentally sounds and sustainable flood and coastal defence measures; and To discourage inappropriate development in areas at risk from flooding and coastal erosion.	Supports and reviews TDCs ability to deliver the government's policy aims and objectives.	Ensure that Local Plan support the objectives on the governmental and local strategy.	Ensure SA framework is aligned with the objectives on the governmental and local strategy.
'Feet first' enabling and promoting walking in Thanet	The Strategy compliments Kent County Council's "Walking Strategy for Kent" published in 2001 and to add a local dimension. The Strategy has the following key objectives:	Strategy supports local transport and county transport plans. Specific targets provided across key themes.	Need to compile with strategy so as to meet targets provided.	Ensure that the SA supports the objectives.

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	To ensure that the appropriate infrastructure is provided and maintained to enable those wishing to walk to do so safely and conveniently; To promote and encourage walking as a healthy alternative to the private car for short work and leisure journeys and as a means of recreation; and To identify priorities for implementing a planned programme of high quality walking routes in Thanet.			
Bus Strategy for Thanet	The intention of this strategy is to present a ten year plan which, if achieved, will lead to an improvement in the quality, reliability and perception of bus services in Thanet. The strategy covers the key themes: Reliability Information Accessibility Community Transport The Rural Perspective Inter-Modal Issues School Travel Company/Green Travel Plans Reducing The Need To Travel	Strategy supports local transport and county transport plans. Specific targets provided across key themes.	Need to comply with strategy so as to meet targets provided.	Consider transport objectives within SA
Corporate Plan 2012-2013, Thanet District Council.	This Plan sets clear objectives and ambitions for Thanet Council for the next 10 years. This plan covers 6 key themes:	This plan identifies why the key themes have been prioritised. Specific actions and a timescale for works are summarised.	Ensure that Local Plan Policies support the themes identified in this Plan	Ensure that SA Framework supports the objectives

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	Thanet's Economy Safe Neighbourhoods Beautiful Thanet Quality Housing Healthy Communities Modern Council			
Community Strategy for Thanet.	This document recorded the process and outcomes of the community strategy co-ordinated by the Thanet Local Strategic Partnership. Key Themes: The economy Lifelong learning A safer community The environment and housing An inclusive community Health and lifestyle.	The community was asked what they would like to see in the area. The top five priorities were: A prosperous, thriving economy with job and training opportunities for all who want them. A safe community where people feel confident and able to take part in community life, social and recreational activities. Homes for all who need them Clean, safe streets and quality public spaces in an environment that we can all be proud of. Opportunities, facilities and activities for young people. Action plans were developed along these priorities.	Ensure that Local Plan policies support the priorities and action plans identified in the Strategy.	SA Framework to be aligned with strategy priorities.
Isle of Grain to South Foreland Shoreline Management Plan (2007)	The SMP is a non-statutory, policy document for coastal defence management planning. The main objective of the SMP is to identify sustainable long-term management policies for the coast. It does this by	Management policy for individual coastal reaches	Support the individual policies as appropriate	Must afford coastal protection in line with SMP

PPP	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>recommending policy for smaller different reaches of coastline on the basis of;</p> <p>Hold the line;</p> <p>Advance the line;</p> <p>Managed retreat; and,</p> <p>No active intervention.</p>			
Pegwell Bay to Kingsdown Coastal Flood Risk Management Strategy (2007)	Details the management plans for flood risk management by through the consideration of strategic options for 9 coastal reaches	Strategic management options provided for individual coastal reaches	Support the individual policies as appropriate	Must afford coastal protection in line with the strategy

Appendix C

Biodiversity and Cultural Assets

C1 Thanet Designated Areas

Ramsar Sites

- Thanet Coast and Sandwich Bay

Special Protected Areas

- Thanet Coast and Sandwich Bay

Special Areas of Conservation

- Sandwich bay
- Thanet Coast

Sites of Special Scientific Interest

- Thanet Coast
- Sandwich bay to Hacklinge Marshes

Local Wildlife Sites

- Monkton Chalk Pit
- St Peter's Churchyard, Broadstairs
- Golf Course Roughs, Kingsgate
- Woods and Grassland, Minster Marshes
- Ash Level and Richborough Pasture
- St Nicholas Wade Churchyard
- St Mary Magdalene Churchyard
- Ramsgate Cemetery
- Cliftonville Grasslands

Habitat Action Plans

- The Kent BAP has developed the HAPs for the following;

Group	Habitat
Broad Habitats	Acid grasslands
Broad Habitats	Rivers and streams
Broad Habitats	Standing open water and canals
Local habitat	Heathland & Mire
Local habitat	Hedgrows
Local habitat	Intertidal Mud & Sand
Local habitat	Lowland Farmland
Local habitat	Marine Habitats
Local habitat	Neutral & Marshy Grassland
Local habitat	Old Orchards
Local habitat	Urban Habitats
Local habitat	Woodland & Scrub
Priority Habitats	Coastal and floodplain grazing marsh
Priority Habitats	Coastal saltmarsh
Priority Habitats	Coastal sand dunes
Priority Habitats	Coastal vegetated shingle
Priority Habitats	Lowland calcareous grassland
Priority Habitats	Lowland wood-pasture and parkland
Priority Habitats	Maritime cliff and slopes
Priority Habitats	Reedbeds

Species Action Plans

- The Kent BAP has developed the SAPs for the following;

Group	Species
Amphibians	Great Crested Newt (<i>Triturus cristatus</i>)
Butterflies	Pearl-bordered Fritillary (<i>Boloria euphrosyne</i>)
Butterflies	Silver-Spotted Skipper (<i>Hesperia comma</i>)
Butterflies	Heath Fritillary (<i>Mellicta athalia</i>)
Crustaceans	Freshwater White-clawed Crayfish (<i>Austropotamobius pallipes</i>)
Fish	Allis Shad (<i>Alosa alosa</i>)
Fish	Twaite Shad (<i>Alosa fallax</i>)
Local species	Eptesicus serotinus (Serotine bat)
Local species	Luscinia megarhynchos (nightingale)
Local species	Ophrys fuciflora (late spider orchid)
Mammals	Water Vole (<i>Arvicola terrestris</i>)
Mammals	Otter (<i>Lutra lutra</i>)
Mammals	Dormouse (<i>Muscardinus avellanarius</i>)
Vascular plants	Early Gentian (<i>Gentianella anglica</i>)

Regionally Important Geomorphological/Geological Sites

- Monkton Chalkpit Nature Reserve
- St Peter Quarry
- Pegwell Bay infilled dry valley

Registered Parks and Gardens

- Albion Place Gardens

Scheduled Monuments

- Anglo-Saxon cemeteries of Ozengall Grange
- Enclosure and ring ditches 200yds east north east of Minster Laundry
- Quex Park Settlements
- Anglo-Saxon cemetery and associated remains at Monkton, 550m north of Walters Hall Farm
- Double ring ditch and two enclosures 400yds north west of Danes Court
- Settlement one mile east of village
- Monastic Grange and pre-conquest nunnery at Minster Abbey
- Dent-De-lion Medieval Gatehouse
- Group of ring ditches 400yds north west of Great Brooks End Farm
- Salmestone Grange
- Anglo-Saxon cemetery, Parish Church of St Giles and associated remains immediately east of Sarre Mill
- Monastic Grange and pre conquest Nunnery at Minster Abbey
- Anglo-Saxon cemetery, Dane Valley Road
- Ring ditches and enclosure 500yds east south east of College Farm

Conservation Areas

- Acol
- Birchington
- Broadstairs
- Dalby Square
- Ethelbert Road & Athelstan Road
- Kingsgate
- Margate
- Margate Seafront
- Minster
- Monkton
- Northdown
- Pegwell

- Ramsgate
- Ramsgate, Royal Esplanade
- Ramsgate Montefiore
- Reading Street
- St Nicholas at Wade
- St Peters
- Sarre
- Westgate on Sea
- Westgate on Sea East
- Westgate on Sea South

Landscape Character Areas

- Pegwell Bay
- The Former Wantsum Channel
- The Former Wantsum North Shore
- The Central Chalk Plateau
- Quex Park
- The Urban Coast

Appendix D

Full SA Objectives, Indicators and Decision Making Criteria

D1 SA Objectives, Decision Making Criteria and Indicators

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
Social		
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Will the plan:</p> <p>Supply an appropriate quantity of housing to satisfy demand?</p> <p>Supply an appropriate mix of types and tenures of properties in relation to the respective levels of demand?</p> <p>Supply 30% of new homes as affordable homes?</p> <p>Reduce the prevalence of unfit and derelict dwellings within the housing stock?</p>	<p>Net additional dwellings for the current year</p> <p>Net additional dwellings over previous 5 year period or since the start of the relevant plan period, whichever is longer</p> <p>Projected net additional dwellings up to the end of the relevant development plan period or over a ten year period, whichever is longer</p> <p>Annual net dwelling requirement</p> <p>Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance.</p> <p>Number of affordable housing completions.</p> <p>% of new housing sites over 15 units net or 0.5 hectares where provision is made for an element of affordable housing.</p> <p>Average property price compared to average earnings.</p> <p>Number of unfit homes per 1000 dwellings.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Will the plan:</p> <p>Ensure people are adequately served by key healthcare facilities, regardless of socio-economic status?</p>	<p>Death rates from circulatory disease, cancer, accidents and suicide.</p> <p>Infant mortality rates</p> <p>Conceptions among girls under 18</p> <p>Life expectancy</p> <p>Amount (and %) of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres.</p> <p>Amount and % of residential property within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres.</p>

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
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.	<p>Will the plan:</p> <p>Improve educational levels of the population of working age?</p> <p>Improve access to educational facilities for vulnerable and welfare dependant workers?</p>	<p>Proportion of 19 year olds with level 2 qualifications (5 GCSEs, A *-C or NVQ equivalent)</p> <p>% of population of working age qualified to NVQ level 3 or equivalent.</p> <p>Proportion of adults with poor literacy and numeracy skills.</p> <p>Access to education facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Will the plan:</p> <p>Reduce levels of burglaries, violent offences and vehicle crime?</p> <p>Reduce public perceptions and fear of crime?</p>	<p>Levels of domestic burglaries, violent offences and vehicle crimes.</p> <p>Fear of crime.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Will the plan:</p> <p>Reduce the proportion of people living in deprived areas.</p> <p>Ensure new residential development is within a reasonable travel distance from key facilities.</p> <p>Ensure existing residences are adequately served by key facilities.</p> <p>Ensure vulnerable people within the community are adequately served by key facilities.</p>	<p>Proportion of children under 16 who live in low-income households.</p> <p>% of population of working age who are claiming key benefits</p> <p>Percentage of households in fuel poverty.</p> <p>Proportion of population who live in areas that rank within the most deprived 20% of areas in the country.</p> <p>Household income in rural areas.</p> <p>Amount (and %) of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres.</p> <p>Amount and % of residential property within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres.</p> <p>Access to key facilities by lower socio economic groups.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual	<p>Will the plan:</p> <p>Result in communities where residents are satisfied with their local area as a place to live?</p> <p>Result in harmonious and mixed communities?</p>	<p>% of people who say they are satisfied with their local area as a place to live.</p> <p>% of people who feel that their local area is a place where people from different backgrounds and</p>

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
contribution is valued.		communities can live together harmoniously.
Economic		
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.	Will the plan: Increase levels of employment in the population of working age? Reduce the proportion of people on unemployment benefits?	Proportion of people of working age in employment Proportion of people claiming unemployment benefits who have been out of work for more than a year % increase or decrease in the total number of VAT registered businesses in the area Percentage change in workplace-based employment
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Will the plan: 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?	GVA per capita Development of key sites to stimulate economic growth across the district. Development of key services and facilities to stimulate economic growth across the district. Development of key sites to stimulate economic growth in priority regeneration areas Proportion of people, in the most deprived areas, of working age in employment Proportion of people, in the most deprived areas, claiming unemployment benefit who have been out of work for more than a year Proportion of young people (18-24 year olds), in the most deprived areas, in full-time education or employment Percentage increase or decrease in work-place based employment in the most deprived areas
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Will the plan: Encourage development that will boost the tourism sector? Protect and enhance natural, semi-natural and built assets that support the tourist economy?	Percentage of jobs in the tourism sector Number of visitors staying overnight and overnight spend How to measure the protection of assets that support the tourist economy?
Environmental		
10. To improve efficiency in land use through the re-use of previously	Will the plan: Encourage locating development on previously developed land, avoiding Greenfield sites?	% of new and converted dwellings completed on previously developed land. Development on previously developed land.

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	<p>Encourage an appropriate density and mix of development that reflects the needs of the population?</p> <p>Will the plan: Encourage the redevelopment of derelict land and properties, returning them to appropriate uses?</p>	<p>% of new dwellings completed at (i) less than 30 dwellings per hectare (ii) between 30 and 50 dwellings per hectare (iii) above 50 dwellings per hectare.</p> <p>Net densities achieved on completed housing sites over 10 units.</p> <p>Empty properties brought back into use.</p> <p>Derelict land brought back into reuse</p> <p>Number of hectares of open countryside lost to irreversible development.</p> <p>Number of departures from policy safe guarding green wedges.</p> <p>Number of hectares of best and most versatile agricultural land lost to irreversible development during plan period.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Will the plan: Promote development in sustainable locations that limits the need to travel to key facilities and services?</p>	<p>Amount (and %) of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Will the plan: Improve landscape quality and the character of open spaces and the public realm?</p> <p>Protect and/or enhance the character and appearance of the District's townscape and countryside?</p>	<p>Land covered by management schemes</p> <p>Access to and the use of the countryside</p> <p>Empty properties brought back into use.</p> <p>Derelict land brought back into reuse</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Will the plan: 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?</p> <p>Ensure that development is sensitive towards the local environment?</p> <p>Support the restoration and re-use of existing buildings</p>	<p>Buildings of Grade I and II* at risk of decay</p>

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
14. To improve air quality in the District's Air Quality Management Areas.	<p>Will the plan:</p> <p>Encourage improvement in air quality within Air Quality Management Areas (AQMAs)?</p>	Days when air pollution is moderate or high
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Will the plan:</p> <p>Improve public transport links to key facilities for existing development?</p> <p>Ensure new development is appropriately serviced by public transport to enable access to key facilities?</p> <p>Promote a sustainable public transport network that reduces reliance on private vehicles?</p>	<p>Amount (and %) of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres.</p> <p>Amount and % of residential property within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres.</p> <p>Average daily motor vehicle flows.</p> <p>Proportion of travel by mode.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Will the plan:</p> <p>Improve transport links to key facilities within the district?</p> <p>Reduce reliance on private vehicles</p> <p>Support the development of key transport links between Thanet and the wider south East?</p>	Average daily motor vehicle flows. Proportion of travel by mode.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Will the plan:</p> <p>Promote adherence to movement up the waste hierarchy?</p> <p>Promote reduced household waste generation rates?</p> <p>Promote increased waste recovery and recycling?</p>	Percentage of the total tonnage of all types of waste (municipal solid waste, construction and demolition and industrial) that has been recycled, composted, used to recover heat, power and other energy sources, and landfilled.
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Will the plan:</p> <p>Promote a proactive reduction in the volume of greenhouse gas emissions released by development across the District?</p>	Emissions of greenhouse gases from energy consumption, transport and land use and waste management.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion,	<p>Will the plan:</p> <p>Restrict the development of property in areas of flood risk?</p> <p>Reduce areas available for flood storage?</p>	<p>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds.</p> <p>Properties at risk from flooding.</p> <p>New development with sustainable drainage installed</p>

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
coastal and fluvial flood risk, in accordance with the NPPF.	<p>Ensure adequate measures are in place to manage existing flood risk?</p> <p>Ensure that development does not increase flood risk due to run-off?</p> <p>Ensure development is appropriately future proof to accommodate future levels of flood risk?</p>	
20. To conserve and enhance biodiversity.	<p>Will the plan:</p> <p>Provide opportunities to develop or enhance new and existing wildlife and geological sites?</p> <p>Avoid destruction of important habitats or unique geological features?</p> <p>Avoid damage to designated wildlife and geological sites, protected species and their habitats?</p> <p>Support key objectives of the biodiversity action plan (BAP)?</p> <p>Support existing and /or contribute towards the creation of multifunctional green infrastructure?</p> <p>Support existing and/or create new green networks?</p> <p>Support the delivery of ecosystem services?</p>	<p>Population of wild birds.</p> <p>Condition of Sites of Special Scientific Interest (SSSIs).</p> <p>Extent and condition of key habitats for which Biodiversity Action Plans have been established.</p> <p>Extent of ancient woodlands</p> <p>Achievement on BAP targets</p> <p>Loss of BAP or protected habitat as a result of new development.</p> <p>Area designated as SNCI and Local Nature Reserve</p> <p>Changes in populations of BAP species</p> <p>Changes in the area of BAP habitats</p> <p>% of greenspace gain in new developments</p>
21. To protect and improve the quality and quantity of ground, fluvial and coastal water resources, including European designated sites.	<p>Will the plan:</p> <p>Encourage Compliance with WFD?</p> <p>Encourage compliance with the EC Bathing Waters Directive?</p> <p>Promote management practices that will protect water features from pollution?</p> <p>Avoid consuming greater volumes of water resources than is available to maintain a healthy environment?</p>	<p>Rivers of Good or Fair chemical and biological water quality / Compliance with Water Framework Directive</p> <p>Compliance with EC Bathing Waters Directive</p> <p>Incidents of major and significant water pollution</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably	<p>Will the plan:</p> <p>Promote sustainability principles in the design, procurement, and operation of development?</p> <p>Encourage developers and operators in the District to 'green'</p>	<p>Percentage of new build and retrofit homes meeting EcoHomes Very Good standard</p> <p>Percentage of commercial buildings meeting BREEAM Very Good standard</p> <p>Ecological footprint for the District</p>

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
produced and local products.	<p>their business operations and supply chains?</p> <p>Reduce the consumption rates of raw materials through strong sustainability policies?</p>	
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Will the plan:</p> <p>Encourage reduction in energy use and increased energy efficiency?</p> <p>Encourage the development of renewable energy facilities within the District?</p>	<p>Energy use per capita</p> <p>Installed capacity for energy production from renewable sources</p>

Appendix E

Policy SA Tables

Policy 1: Policy SP01 NPPF – presumption in favour of sustainable development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, Direct, ST/LT++ The proposed policy would help encourage a mixture of housing to reflect varying demands. By encouraging inward investment in residential schemes across the district, and seeking cooperation between the applicant and Thanet Council; higher levels of approvals should be attained in comparison to if the developers worked in isolation. This would help deliver choice within the residential market, which would help deliver affordable housing in the district.	Unknown ? Given that future development plans are not known it is not possible to assess the impact of a no policy option.	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent, Direct, ST/LT++ A collaborative approach between the developer and Thanet Council would ensure that sustainability is incorporated into the scheme. This would ensure that developments allow local residents the access to facilities and services and as such would help enhance the provisions and access to healthcare.	Permanent, Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local services. As such the developments could create excessive demand on facilities and services. However given that future development plans are not known it is not possible to fully state that it would occur and as such the negative impacts are questionable.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT++ A collaborative approach between the developer and Thanet Council would ensure that sustainability is incorporated into the scheme to the highest standard. This would ensure that proposals assist people in gaining the skills to fulfil their potential. A collaborative approach would ensure schemes are designed to have good access to education and services, consider education requirements and promote and support new educational facilities. Therefore when assessed against the likely magnitude of effects from policy adoption would be significant positive.	Permanent. Direct ST/LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local services. As such the developments could create excessive demand on facilities and services such as schools and thus reduce the quality of the service that is being provided. However given that future development plans are not known it is not possible to fully state that it would occur and as such the negative impacts are questionable.	-
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between the applicant and Thanet Council will ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach will ensure schemes design out crime by delivering high quality development, seek to improve access to green space and sports provision and deliver mixed housing sites including affordable housing. Therefore when the likely	Unknown ? As the details of new developments are not currently known it is not possible to assess the impacts of a no policy option.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	magnitude of effects from policy adoption would be significant positive.		
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between the applicant and Thanet Council would ensure that the sustainability credentials of schemes are of the highest standard. This would ensure that all sections of the community have access to services, facilities, opportunities and provide travel choice. By allowing such provisions the SA objective and criteria will be met in a significantly positive manner.	Permanent. Direct ST/LT -/? A lack of policy support could allow developments to be granted permission without the consideration of the impacts upon the local population. As such by allowing uncontrolled developments, overcrowding and population rises could lead to a rise in deprivation as facilities and services would be unable to cope with the excess demand.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. Policy adoption would directly seek to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. The impacts would be significant and positive through meeting the requirements of the SA objective.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT++ The proposed policy underlines Thanet's commitment to pursuing a positive approach in favour of development. Proposals that secure development that improves the economic, social and environmental conditions in the area would therefore be approved wherever possible. This would aid job growth within the district as the policy commits applicants to adhere with the NPPF's definition of sustainable development wherever possible. This would include applications which propose the creation of new jobs within the district, and those proposals that would reduce disparities and create high skill employment opportunities.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration of the impacts upon the local population. As such by allowing uncontrolled developments new developments could increase the competition for jobs and as such not allow all sectors of the community to have access to employment opportunities.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT++ The proposed policy underlines Thanet Council's commitment to pursuing a positive approach in favour of development. This is in line with the requirements contained within the National Planning Policy Framework. A positive approach to development and a commitment by TDC to work with the development applicant would aid economic growth within the district	Neutral. 0 A no policy option would not alter the status quo in relation to economic growth.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	and thus become more attractive to investors. This would directly promote economic growth and regeneration within the district and with the increased attractiveness to investors, it would also help create job growth.		
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT++ Through the proposed policy proposals that secure development which improve the economic, social and environmental conditions of the area would be approved if appropriate. This therefore has the potential to create wealth in the District as the policy signals that Thanet Council would engage positively with all planning applications to make the area attractive which would help promote the tourist industry by assisting natural, semi-natural and street scene opportunities. Such protection would prevent the damaging of assets that attract visitors both in the long term and short term.	Neutral 0. A no policy option could allow developments to sprawl across natural assets and reduce their economic tourist value. However existing legislation protects natural environments (such as SSSI and SPA) so it is unlikely that a no policy option would create a decline and thus would more likely yield neutral effects.	-
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.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach would help prioritise development on brownfield	Unknown ? It is not possible to say if a no policy choice would restrict the objective. No information is known to compare land prices between greenfield and urban spaces, whilst the details of future developments is not known yet either.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	sites and seek to avoid development versatile greenfield or agricultural land. The approach would ensure land is used efficiently by bringing vacant land back into use and retaining the openness of the countryside.		
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach would help prioritise development in a sustainable manner placing it at the core of all plans and developments for the Thanet district. Access to facilities services and also housing demand would be met whilst considering the social, environmental and economic impacts to create a sustainable agenda.	Neutral. 0 Adoption of no policy will not yield any positive or negative effects, as the status quo ensues.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach would help conserve and enhance the distinctive landscape and townscape environment. Such an approach would also enhance and promote the use of public spaces	Unknown? By not adopting the policy it is unknown the character and quality of the local spaces would decline. It could be conceivable that the areas in question sustain their integrity. Yet similarly without protection decline could be possible due to a lack of safeguarding.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	and preserve the countryside by encouraging redevelopment of urbanised sites.		
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach would help maintain and enhance the quality and distinctiveness of both the built environment and areas of archaeological importance, by delivering high quality development, whilst enhancing existing and creating new beneficial areas to public realm to preserve the district's historic and architectural assets.	Neutral. 0 Existing national legislation and directive protect features of the historic and archaeological importance (e.g. listed buildings). Thus a no policy selection would still offer protection to the objective.	-
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT++ A collaborative approach that incorporated the NPPF would seek opportunities for proposals to improve air quality in AQMAs, focus development away from existing AQMAs when appropriate and contribute towards a net reduction in GHG emissions.	Permanent. Direct. ST/LT+ By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act)	-
15. To provide a sustainable public transport network that allows access to	Permanent. Direct. ST/LT++	Permanent. Direct LT -/?	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
key facilities, services and employment opportunities without reliance on private vehicles.	Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. This would ensure that all sections of the community have access to services, and opportunities that provide travel choice. This would reduce the reliance upon the private car, by helping to promote sustainable modes of transport. The likely magnitude of effects from policy adoption would be significant positive.	A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.	
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral. 0 Whilst policy adoption provides guidance for the enhancement of transport links to reduce the reliance upon private vehicles, there is no local specificity in relation to the wider Kent regions. As such the objective is met in a neutral capacity due to its specific local context.	Neutral. 0 A no policy option would not alter the status quo.	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Direct. ST/LT++ Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach would help safeguard non-renewable resources and re-use primary resources through	Permanent. Direct. ST/LT. -/? A lack of policy support could allow developments to be granted permission without the consideration of the impacts upon the local services and infrastructure. As such waste management facilities could end up exceeding capacity and not functioning	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	sustainable waste management practices. This approach would help reduce the use of raw materials and promote sustainable waste management practices.	at their optimal level. However given that existing documentation and waste management strategies are in place the effects are likely to be minor as current practices could potentially cope with the added effects of new developments.	
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT++ A collaborative approach would help ensure development is adapted or can be adapted to future climatic conditions, by ensuring sustainable development. A collaborative approach to developing proposals would help provide solutions to ensure that the existing built and natural environment is not more vulnerable to future climatic conditions.	Unknown ? It is not possible to say if a no policy choice would restrict the objective as the details of future developments are not known.	-
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT++ A collaborative approach that incorporated the NPPF would seek opportunities for proposals to enhance protection of natural assets which would allow coastal features to be protected and allow them to be further managed.	Neutral. 0 Existing national legislation and directive protect features of the coast. Thus a no policy selection would still offer protection to the objective.	-
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT++ The proposed policy would help ensure the conservation and enhancement of	Neutral. 0 The no policy option is unlikely to affect the biodiversity either way.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>the district's natural habitats, wildlife and green infrastructure. The commitment within this option to work proactively with applicants to find solutions to secure developments planning permissions would improve environmental conditions would ensure that designated sites are protected or enhanced, that proposals contribute to greater connectivity in the biodiversity network, that biodiversity is enhanced and protected in the district and provide opportunities to enhance or create new features.</p>	<p>Current legislation and directives already manage natural assets and sensitive areas and as such the addition of a new policy would only strengthen existing practices.</p>	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Permanent. Direct. ST/LT++</p> <p>Fostering a collaborative approach between the applicant and TDC would ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach would help ensure the conservation and enhancement of the fluvial and coastal sites including those of European designation.</p>	<p>Neutral. 0</p> <p>The no policy option would not impact the objective. There is existing legislation to meet the WFD and national plans to meet the requirements of the European Directive.</p>	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Neutral. 0</p> <p>Whilst policy adoption provides guidance for the enhancement of sustainable practices and design, there is no specific guidance on the products that must be used and if they should be</p>	<p>Neutral. 0</p> <p>A no policy option would yield neutral impacts as existing legislation and practices seek to increase sustainability practices and meet the SA objective.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	local. As such due to the objectives specific local context the impact will only be neutral.		
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT++ Fostering a collaborative approach between applicants and TDC would ensure that the sustainability credentials of schemes are of the highest standard. A collaborative approach would help increase energy efficiency and promote renewable energy sources by ensuring proposals promote renewable energy and consider small scale and large scale renewable energy where appropriate.	Neutral. 0 A no policy option would not alter the status quo.	-
<p>Summary</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>			

Policy 2: Policy SP02 Economic Growth

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. and 2	N/A		N/A
3. To provide access to appropriate educational facilities for all sectors of society including focus on training	Permanent. Indirect. ST/LT + Growth in the employment sites and the associated job opportunities could	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
vulnerable and welfare dependant workers with skills necessary to ensure year round employment.	indirectly contribute towards improving the educational attainment of the working age population by creating demand for an appropriately qualified and skilled workforce.		
4. To increase public safety and reduce crime and fear of crime.	Permanent. Indirect. ST/LT +/? Growth in the job opportunities and the overall growth in the economy will help to contribute towards reducing deprivation by increase employment opportunities. Indirectly this could help to reduce levels of crime. However, any links are remote hence the predicted impact is minor and uncertain.	Neutral. 0 A no policy option would not alter the status quo.	-
5. and 6.	N/A		N/A.
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.	Permanent. Direct. /LT ++ By targeting areas that the Economic Strategy have highlighted as having potential for growth it is likely that the proposed policy would deliver a greater number of job opportunities than the current situation and would have benefits for the district as a whole. Therefore a significant positive effect is predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the	Permanent. Indirect. LT + The proposed policy is strategic rather than spatial therefore they do not direct employment growth to areas of	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
District to support priority regeneration areas.	deprivation. However, by setting a target for growth the Local Plan has an opportunity to influence this growth.		
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. LT + + A significant effect is predicted because the proposed policy directly targets the tourism and visitor sector economies.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on which sites are developed. However, because the proposed policy is spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on how development occurs. However, because the proposed policy is spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on how development occurs. However, because the proposed policy	Neutral. 0 A no policy option would not alter the status quo.	The quality of design and how future development takes account of character, townscape and the countryside may also be mitigated by other policies.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	is not spatial the significance of the effects cannot be predicted.		
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on how development occurs. However, because the proposed policy is not spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	How future development respects and integrates with heritage and archaeological features may also be mitigated by other issues and policies.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on how development occurs. However, because the proposed policy is not spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on which sites are developed. However, because none of the options are spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on how development occurs. However, because the proposed policy	Neutral. 0 A no policy option would not alter the status quo.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	is not spatial the significance of the effects cannot be predicted.		
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent. Indirect. ST/LT ?</p> <p>A growth in the number of businesses within the district is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. These adverse effects could be offset by a growth in the green economy, particularly if this includes businesses that help to divert waste from landfill and might result in overall beneficial effect. Hence an uncertain effect is predicted.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>Significant adverse effects can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Direct, Indirect. ST/LT ?</p> <p>The proposed policy could result in positive effects by directly reducing greenhouse gas emissions e.g. helping existing business and properties to reduce emissions and/or indirectly contributing to reducing emissions by supporting businesses that support the green industry and renewables sectors (e.g. wind turbine OEMs). However the potential benefits of this option may be outweighed by the overall increase in employment land.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>The uncertainties is addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).</p>

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on how development occurs. However, because the proposed policy is not spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct, Indirect. LT +/? The proposed policy has the potential to have both a positive and negative effect depending on development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted. However, there is the potential for this option to result in a	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	net benefit if it supports the development of businesses and supply chains that support resource efficiency and reduce consumption of raw materials.		
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Permanent. Direct, Indirect. LT +</p> <p>The proposed policy has the potential to have both a positive and negative effect depending on development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted. However, there is the potential for this option to result in a net benefit if it supports the development of businesses and supply chains that support resource efficiency and reduce consumption of raw materials.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>Any uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions). With the above mitigation measures being implemented the proposed policy has a considerable opportunity for a beneficial effect.</p>
<p>Summary</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>			

Policy 3: Policy SP03 Land allocated for Economic Development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Indirect. ST/LT -/? Some of the sites that would be protected are within urban areas and could potentially be used for housing. As a result this option might indirectly restrict growth in housing development.	Permanent. Indirect. ST/LT +/? By removing this, the protection of these sites from non-employment uses could have a beneficial effect if this resulted in further housing development occurring.	Other policies within the Local Plan are concerned with the number of houses to be provided and where they should be located. It may be the case that there is sufficient capacity across the District to avoid the need to remove protection from these sites.
2.	N/A		N/A
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.	Permanent. Indirect. ST/LT +/? Growth in the employment sites and the associated job opportunities could indirectly contribute towards improving the educational attainment of the working age population by creating demand for an appropriately qualified and skilled workforce.	Permanent. Indirect. ST/LT ? Removing the protection of these sites for employment uses could have an indirect adverse effect on education if it results in fewer opportunities for students. But this might be offset if some of these sites were used for providing new or enhancing existing education facilities.	-
4. To increase public safety and reduce crime and fear of crime.	Permanent. Indirect. ST/LT +/? Supporting the continued growth in job opportunities and the overall growth in the economy will help to contribute towards reducing deprivation by increasing employment opportunities. Indirectly this could help to reduce levels of crime. However, any links are remote hence the predicted impact is minor and uncertain. Yet the option to	Neutral 0. This option is unlikely to have any direct or indirect effects on this objective.	Although there is no requirement for mitigation, it is recommended that design principles such as 'Secured by Design' are implemented where possible.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	be mixed use in function will allow the potential for other uses to support economic growth and create places that are less vulnerable to crime and reduce the fear and perception of a risk of crime.		
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0.</p> <p>The proposed policy is only concerned with the area of land made available for employment opportunities and economic growth rather than the provision of or access to social support facilities. Therefore this objective is not applicable.</p>	<p>Permanent. Indirect. ST/LT ?</p> <p>The no policy option might provide an opportunity to provide facilities, particularly in areas of significant need. However, this option does not specify which alternative uses could be located at these sites instead of employment so it is not possible to assess the effect of this option.</p>	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent. Indirect. ST/LT +/?</p> <p>The proposed policy will indirectly help to support a 'sense of place' by ensuring that jobs are located in accessible areas predominantly outside but also inside the town centres. It would also ensure areas are not dominated by employment uses that could adversely impact on the sense of place.</p>	<p>Permanent. Indirect. ST/LT +/?</p> <p>The no policy option has the potential to have a positive effect because it could allow alternative uses, to employment, to be developed which could also contribute towards creating a vibrant and balanced community with a sense of place.</p>	Although positive effects were identified the uncertain effects of could be mitigated by spatial policy and allocations taking into account potential effects on communities and a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to	<p>Permanent. Direct. ST/LT + +</p> <p>The spread of sites means that the associated job opportunities are accessible from the District's main</p>	<p>Permanent. Direct. ST/LT - /?</p> <p>The no policy option could potentially have a negative effect because it could result in development that does not</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
work has the opportunity to secure appropriate paid employment.	urban and residential areas. Focussing future development to areas where existing employment uses are present will also help to support the creation of internal completion for employees which could also provide benefits for the District.	create employment opportunities. However, it is noted that this option might result in other development that contributes towards the economic growth of the District so an ‘uncertain effect is predicted’.	
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT ++ This option is likely to have a positive effect on the local economy because it supports the creation of new employment sites that can contribute towards economic growth and GVA. The spread of sites also means that some of these benefits can trickle down to adjacent area and support wider regeneration.	Permanent. Direct. ST/LT - /? This option could potentially have a negative effect because it could result in development that does not create employment opportunities or contribute towards economic growth. However, it is noted that this option might result in other development that contributes towards the economic growth of the District so an ‘uncertain effect is predicted’	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have the potential to have both a positive and negative effect depending on how the sites are developed, in terms of the mix of brownfield / greenfield development occurring. However others are located within urban areas and could have a positive effect. As a result an overall uncertain effect is predicted.		-
10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from	Permanent. Direct. ST/LT -/? These sites include greenfield and previously developed land and as a result an uncertain negative effect is predicted for both options.		-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
buildings, and encourage urban renaissance.			
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ?/+ <p>The majority of existing sites are located on key road routes. As a result they are more likely to be accessible via public transport and non-motorised modes of transport. Therefore a minor beneficial effect is predicted.</p>		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ?/+ <p>Both options could have positive or negative effect on landscape, character of open space and the public realm as well as the appearance of the District's countryside. However, given that the development at the majority of these sites is already substantially complete, the surrounding landscape character is less likely to be sensitive to change.</p>		The uncertainties associated with both options could be mitigated by a combination of site selection to choose locations where development is unlikely to have an adverse effect and by putting in place development management and design policies that result in development that is sensitive to the surrounding townscape, landscape and visual receptors.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? <p>Both the proposed policy and no policy option could have positive or negative effect on conservation areas, listed buildings, scheduled monuments and other features of cultural, historical or archaeological value and their setting.</p>		How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT ? Both the proposed policy and no policy option could direct development away from the established AQMAs therefore there the likelihood of an adverse effect occurring is reduced. However, there might be indirect effects if this option results in an increase in traffic flows and congestion. Therefore an uncertain effect is identified.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT +/? The majority of existing sites are located on key road routes. As a result they are more likely to be accessible via public transport and non-motorised modes of transport. Therefore a minor beneficial effect is predicted.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT +/? The majority of existing sites are located on key road routes. As a result they are more likely to be accessible via public transport and non-motorised modes of transport. Therefore a minor beneficial effect is predicted		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT -/? Increased development is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁴⁴ . Potentially this could result in a significant effect.		The significant adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's

⁴⁴ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the employment use and the density of development.	Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.	
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect as a result of both the proposed policy and no policy option because an increase in development land uses could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT + A positive effect is predicted from both the proposed policy and no policy option because land around the airport is not within any of the Environment Agency's Flood zones or those identified in the SFRA.	It is also assumed that the requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.	
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? Both options have the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. However it is noted that none of the sites are predicted as being likely to have a significant effect on an internationally designated site.	-	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have the potential to have both a positive and negative effect depending on where development occurs and the type of development.	-	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		There are uncertainties associated with both options because there is insufficient detail regarding the options to make a robust assessment. The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for an adverse effect because an increase in employment land areas could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		There are uncertainties associated with both options because there is insufficient detail regarding the options to make a robust assessment. The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary 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.			

Policy 4: Policy SP04 NPPF – Manston Business Park

SA Objective	Proposed Policy	No policy.	Comparison, mitigation and enhancement measures
1. to 23.	N/A		N/A
Summary Effects of SP04 are covered in detail as part of SP03.			

Policy 5: Policy SP05 Manston Airport

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Unknown ? As the details of new developments are not currently known it is not possible to assess the impacts of the proposed policy.	Neutral. 0 A no policy option would not alter the status quo.	The soon to be completed Area Action Plan could stipulate that new developments must provide a variety of housing with the view to meeting the demands of a varied housing market should be developed to design out crime across the area for example through well light public areas.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Unknown ? As the details of new developments are not currently known it is not possible to assess the impacts of the proposed policy.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local healthcare provisions. As such new developments could be introduced and place excess demand upon local healthcare provisions potentially causing a decline in service quality.	The soon to be completed Area Action Plan could stipulate that new developments should be developed to provide sufficient healthcare service facilities to meet the demands of society.

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
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.	<p>Unknown ?</p> <p>As the details of new developments are not currently known it is not possible to assess the impacts of the proposed policy.</p>	<p>Permanent. Direct LT -/?</p> <p>A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon existing educational facilities in the region. As such new developments could be introduced and place excess demand upon such provisions for example through creating new housing developments in areas of fully populated school systems which could lead to a decline in educational access and standards.</p>	<p>The soon to be completed Area Action Plan could stipulate that new developments should provide appropriate levels of educational services to meet the demands of the community.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Unknown ?</p> <p>As the details of new developments are not currently known it is not possible to assess the impacts of a no policy option.</p>		<p>The soon to be completed Area Action Plan could stipulate that new developments should be done so in order to design out crime across the area for example through well light public areas.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Unknown ?</p> <p>It is not possible to say if policy adoption would satisfy the objective. No information is known in relation to future site uses and developments and thus cannot be assessed against the objective.</p>	<p>Permanent. Direct LT -/?</p> <p>A lack of policy support could allow developments to be granted permission without the consideration of the impacts upon the local population. As such by allowing uncontrolled developments, overcrowding and population rises could lead to a rise in deprivation as facilities and services</p>	<p>The soon to be completed Area Action Plan could stipulate that new developments should incorporate appropriate levels of facilities in order to sustain new levels of residents or visitors to the area.</p>

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
		would be unable to cope with the excess demand.	
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT++ The proposed policy would seek to create an appropriate environment whereby mixed use developments can be possible. Through the protection of environmental and heritage assets an appropriate community fell will be created where landscaping schemes will be designed to be integral to new developments. All of the policy requirements in place will create an atmosphere that will result in residential satisfaction and pride in their region.	Neutral. 0 A no policy option would not alter the status quo.	A no policy option would allow current practices to ensue and thus would not impact the objective in either a positive or negative manner. However adoption of the policy would actively seek to enhance the local sense of place and community feel within the district by ensuring developments are designed in an appropriate manner.
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.	Permanent. Direct. ST/LT+/? The proposed policy would allow the Airport site to be developed into a mixed use facility. As such commercial or business properties could be created as could retail facilities. In turn these establishments would create jobs for the local economy. The effects are indirect as the policy does not actively promote job creation but facilities the option for mixed use site at the Airport.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration of the impacts upon the local population. As such residential developments could grow without appropriate facilities and provisions which could lead to the over saturation of employment markets and increased competition for jobs across Thanet. The impacts are questionable as future site developments are not known and the airport is a small area in relation to the wider Thanet vicinity.	-

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Unknown ? It is not possible to say if policy adoption would satisfy the objective. No information is known in relation to future site uses and developments.	Neutral. 0 A no policy option would not alter the status quo.	The soon to be completed Area Action Plan could stipulate that new developments promote economic growth within the district.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + Under policy adoption proposals to develop the Airport region would not be permitted if they result in any likely environmental harm. As such this would preserve the natural environment around the site which may be utilised for the tourist industry. Similarly the roofscape of any proposals will be mitigated to ensure that they are not obtrusive which would also yield positive effects. The impacts are only minor due to the size of the site.	Neutral 0. A no policy option could allow developments to negatively impact natural assets and reduce their economic tourist value. However existing legislation protects natural environments (such as SSSI and SPA) so it is unlikely that a no policy option would create a decline and thus would more likely yield neutral effects.	-
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.	Permanent. Direct. ST/LT + Through adopting the policy the Airport environment could potentially be subjected to developments to create a mixed use and multifunction district. The policy would support such developments and similarly support the growth of the Airport and thus making the site multifunctional. Due to the size of the site and that the policy is site	Unknown ? It is not possible to say if a no policy choice would restrict the objective. No information is known to compare land prices between greenfield and urban spaces, whilst the details of future developments is not known yet either.	-

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
	specific the impacts significance is minor.		
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ++ Policy adoption would ensure sustainability most directly through the protection of environmental, cultural and heritage assets. Similarly the policy offers flexibility in that it would allow the site to grow as mixed use whilst keeping the facility in a manner whereby the Airport could be operational. The flexibility and policy requirements to be appropriate for the local surroundings and not to the detriment of the Airport makes policy adoption one that is sustainable.	Neutral. 0 A no policy option would not alter the status quo.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT + Adopting the policy would ensure any development to or on the Airport site would be designed to minimise the visual impact on the open landscape. Additionally it would account for the local roofscape and skyline in order to minimise mass buildings when viewed from the South. The effects are only minor positive as the policy is site specific and localised.	Unknown? By not adopting the policy it is unknown if the character and quality of the local spaces would decline or enhance as future plans are unknown.	-
13.	N/A		N/A

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT+ Policy adoption would ensure provisions for an air quality assessment to comply with local Air Quality Management Plans to ensure developments do not deteriorate local air quality. However it is not wholly relevant to whole District and is more mitigation than enhancement thus the impacts are minor positive.	Permanent. Direct. ST/LT+ By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act)	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT+ Policy adoption would only allow mixed use of Manston Airport if new developments appropriately met the requirements of increased surface travel demand. This could be achieved by developments ensuring sustainable public transport networks and facilities. However the impacts are only deemed minor as it would not impact the significant wider area and is only relevant to the Airport. The impacts are questionable as the policy has no specific public transport information and states developments must meet the demands of increased surface traffic, which could be achieved by public transport infrastructure.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.	The soon to be completed Area Action Plan could stipulate that new developments should include significant sustainable public transport links in order to mitigate the increased surface traffic
16. To develop key sustainable transport links between Thanet and the	Permanent. Direct. ST/LT +	Neutral. 0	-

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
wider Kent region and beyond, including road, rail and air.	Policy adoption would provide local flexibility to keep the airport in functional use should future opportunities require that provision. As such safeguarding the infrastructure would allow Thanet to be linked to the wider region by air.	A no policy option would not alter the status quo.	
17. to 19	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT++ Policy adoption would only allow developments that demonstrate no significant harm to Thanet's SSSI/SAC/SPA/Ramsar sites will occur. As such biodiversity would flourish due to the enhanced protection of sensitive ecological areas. Additionally the policy dictates the appropriate use of landscape schemes which is done correctly could be utilised by local ecology as a habitat if done in a green manner. Thus further strengthening the positive impacts for local biodiversity.	Permanent. Direct. ST/LT+ The no policy option would still offer protection to biodiversity. Current legislation and directives already manage natural assets and sensitive areas and as such the addition of a new policy would only strengthen existing practices.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT++ Policy adoption would ensure new developments to either the airport or creation of the site as mixed use would not contaminate groundwater resources and that appropriate mitigation measures	Permanent. Direct. ST/LT+ The no policy option would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	-

SA Objective	Proposed Policy	No policy	Comparison, mitigation and enhancement measures
	will be incorporated to the design to prevent contamination.		
22. and 23.	<p>Unknown ?</p> <p>As the details of new developments are not currently known it is not possible to assess the impacts of a no policy option.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	The soon to be completed Area Action Plan could stipulate that new developments must provide a variety of housing with the view to meeting the demands of a varied housing market should be developed to design out crime across the area for example through well light public areas.
Summary			
<p>Adoption of the policy would provide sustainable impacts in that it would specifically preserve and protect environmental, cultural and heritage features of the local area through the creation of an Area Action Plan as recommended as part of the mitigation strategy. Noise and air pollution would also be mitigated meaning any future plans would ensure sustainability and viability both socially and environmentally. These impacts are largely reflective of existing legislation that would protect such assets under a no policy scenario but commonly the impacts of no policy option are unknown as future developments cannot be assessed as the plans are not known. Over saturation of facilities and services could occur under no policy option as guidance would not be provided to ensure the new local demands are appropriately met. Policy adoption is largely centred upon ensuring the Airport can be mixed use but also retain the potential to be an operational facility. The Area Action Plan for the airport should provide further mitigation and specific local development plan criteria in order to make sure that the unknown impacts are appropriately mitigated.</p>			

Policy 6: Policy SP06 Thanet's Town Centres

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need	<p>Permanent. Direct. ST/LT +</p> <p>The proposed policy promotes a hierarchy that allows residential development in town centres where this supports the centre's main function.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	This would reduce the need to travel for residents and provide improved accessibility to key community services and facilities.		
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT + The designation of a town centre hierarchy allows a proportionate approach to healthcare provision and will result in healthcare services appropriate for the level of town centre and number of residents.	Neutral. 0 A no policy option would not alter the status quo.	
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	Permanent. Direct. ST/LT + The designation of a town centre hierarchy allows a proportionate approach to educational provision and will result in education facilities appropriate for the level of town centre and number of residents.	Neutral. 0 A no policy option would not alter the status quo.	
4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Indirect. ST/LT + The designation of a town centre hierarchy allows a proportionate approach to community service provision and will result in community services appropriate for the level of town centre and number of residents.	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a	Permanent. Indirect. ST/LT +	Neutral. 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	By promoting a hierarchical approach to town centre development, appropriate services and facilities will be located in the correct level of town centre. This should help to create balanced, vibrant and sustainable communities.	A no policy option would not alter the status quo.	
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.	Permanent. Direct. ST/LT +/? The proposed policy has the potential to have a beneficial effect. Development in the town centres will provide job opportunities that can easily be accessed by residents in those towns and development at Westwood would benefit residents in the adjacent residential areas (e.g. Northwood).	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT +/? The proposed policy has the potential to have a beneficial effect. Development in the town centres will contribute towards economic growth.	Neutral. 0 A no policy option would not alter the status quo.	-
9. to 10.	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT +/? The proposed policy may help contribute towards a sustainable development pattern, but it is unclear as to whether the overall level of development influenced by this policy	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	will be of a critical mass to shape land use patterns.		
12. to 14	Permanent. Direct. ST/LT ? The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options	Neutral. 0 A no policy option would not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The retention of town centres as places of service and facility provision will result in a more centrally focused development pattern within town centres that will be accessible, and linked, by public transport.	Neutral. 0 A no policy option would not alter the status quo.	-
16. to 23.			-
Summary 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 7: Policy SP07 - Westwood

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Indirect. ST/LT -/? The effects of the proposed policy are potentially negative because if this policy was implemented in isolation it would concentrate development in an area that could be difficult to access by people further away.	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT ? The effects of the proposed policy are potentially negative because if this policy was implemented in isolation it not directly support the role of town centres. However, indirectly the proposed policy might help to protect the town centres by ensuring that large and unrestricted retail development does not occur in town centres.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT +/? The proposed policy has the potential to have a beneficial effect. Development in the town centres will provide job opportunities that can easily be accessed by residents in those towns and development at Westwood would	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	benefit residents in the adjacent residential areas (e.g. Northwood).		
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT +/? The proposed policy has the potential to have a beneficial effect. Development in the town centres will contribute towards economic growth.	Neutral. 0 A no policy option would not alter the status quo.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT +/? Indirectly, the proposed policy would help to direct large retail development away from the centres that are more suited to tourism development. This would help to avoid developments that might detract from the appeal of the coastal towns as visitor and tourist destinations.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT ? Depending on the sites that are allocated, the proposed policy has the potential for both positive and negative effects. Because they could result in the development of both PDL and greenfield sites. Therefore an uncertain effect is predicted.	Neutral. 0 A no policy option would not alter the status quo.	--
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ? The proposed policy would not promote the development of key services in areas that reduce the need for people to	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	travel. However, given the type of development already present at Westwood it is assumed that if any local services were sited at Westwood their catchment area would only be adjacent residential areas.		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ? The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options	Neutral. 0 A no policy option would not alter the status quo.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options.	Neutral. 0 A no policy option would not alter the status quo.	It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT ? The effects the proposed policy are uncertain because it might result in some increases in road traffic that impacts on air quality. Likewise, they could result in reduction in emissions if shoppers use more sustainable forms of transport.	Neutral. 0 A no policy option would not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment	Permanent. Indirect. ST/LT +/?	Neutral. 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
opportunities without reliance on private vehicles.	The effects of the proposed policy might result in more people travelling by private car, due to parking provision and road links. However, the ultimate aim of the Westwood Relief Strategy is to allow better pedestrian flow between commercial sites in order to promote pedestrian connectivity	A no policy option would not alter the status quo.	
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT ? The effects of the proposed policy might result in more people travelling by private car, due to parking provision and road links.	Neutral. 0 A no policy option would not alter the status quo.	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT -/? Increased development is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁴⁵ . Potentially this could result in a significant effect.	Neutral. 0 A no policy option would not alter the status quo.	The significant adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.

⁴⁵ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect because an increase in development land uses could increase consumption of energy and resources thereby increase emissions of GHG gases.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT +/? A positive effect is predicted because land around Westwood is not within any of the Environment Agency's Flood zones or those identified in the SFRA.	Neutral. 0 A no policy option would not alter the status quo.	The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on which sites at Westwood are brought forward for development. However it is noted that none of the sites are predicted as being likely to have a significant effect on an internationally designated site.	Neutral. 0 A no policy option would not alter the status quo.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential	Neutral. 0 A no policy option would not alter the status quo.	The NPPF requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	effects on groundwater resources and Source Protection Zones in this area of the district.		potential area of uncertainty identified here.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect because development could result in an increase in the consumption of resources.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for an adverse effect because an increase in retail could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
<p>Summary</p> <p>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 NPPF.</p>			

Policy 8: Policy SP08 – Margate

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Direct. ST/LT+ The aim of the proposed policy is to keep Margate as mixed use site thus will somewhat seek to address the housing issues within Margate. A minor beneficial effects is predicted because although the effects are direct this option would not affect the entire district.	Neutral. 0 A no policy option would not alter the status quo.	A no policy option would not alter the status quo. However by adopting the policy there is the potential for certain areas of Margate to develop residential premises.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral. 0 There will not be a change in the status quo under either the proposed policy or the no policy scenario. Neither will result in the addition or removal of healthcare provisions. Additionally as the area is already well established provisions are likely to already exist.		-
3.	N/A		N/A
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT+/? The increased facilities and services created through regeneration should be accompanied by additionally CCTV. Similarly the developments would be designed to factor out crime, through enhanced lighting for example. However the impacts are questionable as the redevelopment may lead to increased nightlife services (e.g. pubs) which may increase fear of crime and disorderly behaviour.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Unknown?</p> <p>The policy is centred upon developing Margate into a contemporary seaside resort. In order to make the area sustainable key facilities will have to be provided in order to support the local demands. However no specific provisions are mentioned and the impacts are as such unknown.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent. Direct. ST/LT+</p> <p>Policy adoption to support the regeneration of Margate into a contemporary seaside resort would help enhance the local community feel. The redevelopment scheme would enhance local appeal and create a sense of pride whilst contributing to socially and economically. In turn increased pride and sense of belonging will follow.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
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.	<p>Permanent. Direct. ST/LT+</p> <p>By adopting the policy employment opportunities will arise. Through increasing the shops and facilities on offer, including developing Dreamland, a significant number of jobs will be created.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment	<p>Permanent. Direct. ST/LT+</p> <p>Active development of Margate will increase employment opportunities</p>	<p>Neutral. 0</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
development at key sites within the District to support priority regeneration areas.	within the area including entertainment, catering and retail jobs. This will aid economic growth of the region as will the development of an amusement park and enhancing transport links; all of which will help create sustainable development.	A no policy option would not alter the status quo.	
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT+ Adoption of the policy will actively encourage the development of the local tourist industry by promoting regeneration of the seaside resort. Additionally the active promotion of the seafront and Dreamland amusement park will enhance the street and semi-natural environments to help increase tourism to ensure that the objective is met.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT+ The proposed policy will actively allow developments to redevelop and regenerate the area of Margate. As such reutilisation of land will occur in primary locations (i.e. the seafront) to create a new vibrant contemporary tourist resort.	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ A sustainable pattern of developments would occur through policy adoption	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	by promoting the regeneration of the region; and combining it with enhancing the transport provisions. Utilisation of existing structures is promoted and by ensuring access is sufficient to reach the new developments long term utilisation of Margate as tourist location is promoted.		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT+ Policy adoption will seek to preserve and protect the seafront character and heritage meaning that areas of architectural importance will be preserved. However the impacts are only minor as it is specific to the seafront and not any other areas of Margate.	Neutral. 0 A no policy option would not alter the status quo.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT+ Policy adoption will seek to preserve and protect the town centres and seafront character and heritage meaning that areas of architectural importance will be preserved. However the impacts are only minor as it is specific to the town centres and seafront and not any other areas of Margate.	Neutral. 0 A no policy option would not alter the status quo.	-
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT+ Policy adoption does not contain any specific measures regarding AQMA's.	Permanent. Direct. ST/LT+ By not adopting the policy it is likely that new developments would yield	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	However existing legislation would protect such assets and so positive effects would still ensue due to their legal protection.	neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act)	
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT+ With policy adoption seeking to enhance the local area and redevelop it into a primary tourist hotspot, an increase in transport provisions is inevitable to allow ease of access. The policy seeks to develop a new road, which will enhance opportunities for the growth of public transport. As such access to Margate improves thus access to employment is eases. The effects are only minor as the Policy will only directly affects Margate.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT+ With policy adoption seeking to enhance the local area and redevelop it into a primary tourist hotspot, an increase in transport provisions is inevitable. This is reflected in the policy seeking to develop a new road along the southern edge of the site near the marine terrace to improve access. The effects are only minor as the named infrastructure will not adequately link Thanet to the wider region.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
17. and 18	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT+ As policy adoption is centred upon developing Margate into a contemporary seaside resort, protection is inevitable in order to protect the new regeneration protects. However as this has not been explicitly detailed in the policy the effects are unknown.	Neutral. 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. However it is noted that none of the sites are predicted as being likely to have a significant effect on an internationally designated site.	Permanent. Direct. ST/LT+ The no policy option would still yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT+ Policy adoption has no specific requirements regarding protection of water courses. However national legislation exists which would protect such assets from degradation by future developments.	Permanent. Direct. ST/LT+ The no policy option would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	-
22. and 23	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
Summary			
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 9: Policy SP09 – Ramsgate

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Direct. ST/LT+ The aim of this option is to address the use of Ramsgate as a mixed use site thus consideration will be given to the specific housing issues within Ramsgate. A minor beneficial effect is predicted because although the effects are direct this option would not affect the entire district.	Neutral. 0 A no policy option would not alter the status quo.	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral. 0 Neither the proposed policy nor no policy option will result in the addition or removal of healthcare provisions for the local society. As the area is already well established provisions are likely to already exist.		There will not be a change in the status quo under either option.
3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare dependant	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
workers with skills necessary to ensure year round employment.			
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT+/? The increased facilities and services will be accompanied by additionally CCTV and most likely increased policing of the area. Similarly the developments would be designed in a way to factor out crime (e.g. increased lighting and open spaces). However the impacts are questionable as the redevelopment may lead to increased nightlife activity which may promote the fear of crime or vulnerability.	Neutral. 0 A no policy option would not alter the status quo.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Unknown? There is no specific guidance in place regarding efforts to increase the facilities to support vulnerable people. However this is due to the policy being centred upon developing Ramsgate into a contemporary tourist hotspot resort. In order to make the area sustainable, appropriate key facilities will have to be provided in order to support the local demands.	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT+ Policy adoption to support the regeneration of Ramsgate would help enhance the local community feel by	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	actively investing and enhancing the area. The local facilities that would be available to local residents' not just tourists which would increase recreational opportunities. Similarly the redevelopment scheme would enhance local appeal and create a sense of pride.		
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.	Permanent. Direct. ST/LT+ Through increasing the shops and facilities on offer and helping to continue the establishment of a café culture, a variety of jobs will be created for the immediate vicinity. The impacts are only minor positive as redevelopment is already occurring in the Ramsgate area. The addition of 1200m ² for retail floor space will also enhance employment opportunities.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT+ Through encouraging the continued redevelopment of the Ramsgate region employment opportunities will develop within the area. This will aid economic growth of the region as will the development of leisure, tourism and retail facilities to attract visitors to the area. The impacts are only minor positive as redevelopment is already occurring in the Ramsgate area; with	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	the historic character and café culture already attracting visitors.		
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT+ Adoption of the policy will actively contribute to the regeneration of Ramsgate. Active investment in urban regeneration will enhance the local semi natural and street scene, which will enhance tourism opportunities by creating a vibrant atmosphere.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT+ Policy adoption will actively allow developments to regenerate the Ramsgate area particularly around the Port, Harbour and Waterfront. As such reutilisation of land will occur in primary locations (i.e. the seafront) to create a new vibrant contemporary tourist resort.	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ A sustainable pattern of developments would occur through policy adoption by promoting the regeneration of Ramsgate. The local character and heritage will be at the fore of any new developments meaning that local heritage will be preserved. The creation of a tourist hotspot and the provisions of new retail spaces will improve	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>employment opportunities and the financial welfare of the area by increasing investors and businesses. The long term protection of the port area will be central to future sustainability as it will provide a historical feature to attract visitors. With the high speed rail proposal linking Ramsgate to the wider region a significant positive impact will occur upon the objective.</p>		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT+ Policy adoption will seek to preserve and protect the seafront character and heritage, notably the Royal Harbour and Waterfront locations. Such assets are of local architectural importance and as such will be preserved within the public realm.	Neutral. 0 A no policy option would not alter the status quo.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT+ Policy adoption will seek to preserve and protect the seafront and Royal Harbour location and ensure that all developments contribute to local character and do not detract from the key local features.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT+ Policy adoption does not contain any specific measures regarding AQMA's. However existing legislation would protect such assets and so positive effects would still ensue due to their legal protection.	Permanent. Direct. ST/LT+ By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act)	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT+/? With policy adoption seeking to enhance the local area and redevelop it into a primary tourist hotspot, an increase in transport provisions is inevitable to allow ease of access. However the policy option does not explicitly detail any set criteria regarding transport provisions so the inference is indirect and questionable. Yet as the existing area is largely developed such provision will already exists and would most likely only need minor improvements.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT+/? Policy adoption could aid the enhancement of the transport network as the continued redevelopment of Ramsgate will attract more visitors. Similarly policy adoption will support the future Ramsgate Maritime Policy	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	which will link the area to the wider region. The proposed policy helps the wider strategic role of the port in terms of the benefits for Kent and the wider SE Region by helping to provide a diversity of transport connections to continent, particularly Belgium rather than Northern France. However, the primary links to the port are road based and there is no direct rail link that could help to reduce the quantity of freight that accesses the port by road.		
17. and 18	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT+ There is no specific guidance in place regarding the protection from coastal erosion. However as policy adoption is centred upon developing Ramsgate Waterfront and Royal Harbour into a mixed use environment, protection is inevitable in order to protect the new regeneration protects.	Neutral. 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. However it is noted that none of the	Permanent. Direct. ST/LT+ Adoption of a no policy scenario would yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK. Similarly it would not actively	Proposals will be required to submit an acceptable environmental assessment detailing their local impacts with appropriate mitigation. Where habitat destruction is inevitable the creation of alternative habitats should be mandatory.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	sites are predicted as being likely to have a significant effect on an internationally designated site.	support developments at or close to sensitive environmental assets.	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT+/? Policy adoption has no specific requirements regarding protection of water courses. However national legislation exists which would protect such assets from degradation by future developments. The impacts are questionable as developments along the Harbour front have the potential to pollute the local water courses through increased local activity leading to surface run off of contaminants or even litter for example.	Permanent. Direct. ST/LT+ Adoption of a no policy scenario would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	Proposals will be required to submit an acceptable environmental assessment detailing their local impacts with appropriate mitigation.
22. and 23	N/A		N/A
<p>Summary</p> <p>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, international airport 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.</p>			

Policy 10: Policy SP10 - Broadstairs

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Neutral. 0	A no policy option would not alter the status quo.	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral. 0	Neither policy adoption nor rejection will result in the addition or removal of healthcare provisions for the local society. As the area is already well established provisions are likely to already exist.	-
3.	N/A	N/A	
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT+/? Policy adoption would seek to encourage the regeneration around Broadstairs. As such the increased facilities and services will be accompanied by additionally CCTV. However the impacts are questionable as the area is already largely developed and will most likely have sufficient provisions regarding crime reduction.	Neutral. 0 A no policy option would not alter the status quo.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Unknown? The proposed policy is centred upon developing Broadstairs into a thriving town centre with retail and other recreational facilities. In order to make the area sustainable, appropriate key facilities will have to be provided in order to support the local demands.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	However as provisions have not been specifically detailed it cannot be assured and will be down to the discretion of the development plans.		
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT+ Regeneration of Broadstairs would help enhance the local community feel by investing and enhancing the area. The local facilities that grow would be available to local residents' not just tourists which would increase recreational opportunities, which will contribute to a sense of place. Similarly the redevelopment scheme would enhance local appeal and create a sense of pride, particularly along the beachfront and promenade.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT+ By adopting the policy and supporting the growth of Broadstairs, employment opportunities will occur. Through increased shops and facilities a variety of jobs will be created. The impacts are only minor positive as the areas already has numerous retail and tourist facilities.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic	Permanent. Direct. ST/LT+	Neutral. 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
growth and encourage employment development at key sites within the District to support priority regeneration areas.	Through encouraging the continued redevelopment of Broadstairs, employment opportunities will develop. This will aid economic growth of the region and the development of leisure, tourism and retail facilities will help attract visitors to the area. The impacts are only minor as the town is relatively small in size in relation to the wider Thanet region.	A no policy option would not alter the status quo.	
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT+ Adoption of the policy will actively encourage the development of the local tourist industry by promoting regeneration of the existing retail facilities along the High Street and Albion Street. Additionally development of the promenade and beachfront will be encouraged; which will enhance tourism opportunities by creating a vibrant atmosphere full of life and character.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT+ Policy adoption will actively allow developments to regenerate Broadstairs area particularly along the High Street, Promenade and Beachfront. As such reutilisation of land will occur in primary locations (i.e. the seafront) to	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	create a new vibrant small tourist resort.		
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ A sustainable pattern of developments would occur through policy adoption by promoting the regeneration of Broadstairs. The local character and heritage will be persevered whilst developing the beachfront and promenade will increase the tourist trade. The creation of a tourist hotspot and the provisions of new retail spaces will improve employment opportunities and the financial welfare of the area. By encouraging urban renaissance and the growth of the promenade and beach front a wider connectivity to the town centre and waterfront will occur.	Neutral. 0 A no policy option would not alter the status quo.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT+ Policy adoption will seek to preserve and protect the local character and heritage with enhancements made to the promenade and beach front locations. Such assets are of local townscape importance and as such will be preserved within the public realm.	Neutral. 0 A no policy option would not alter the status quo.	-
13. To preserve and enhance sites, features and areas of historic	Permanent. Direct. ST/LT+ Policy adoption will seek to preserve and develop the seafront whilst	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
archaeological or architectural importance, and their settings.	ensuring the Broadstairs retains its character as a small seaside town. All developments are expected to be ensure that they do not occur in a way that will be detrimental to local character and heritage. The impacts are only minor as Broadstairs is a small town in relation to the wider Thanet area.		
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT+? Policy adoption does not contain any specific measures regarding AQMA's. However existing legislation would protect such assets and so positive effects would still ensue due to their legal protection.	Permanent. Direct. ST/LT+? By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act)	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT+/? Developments will be encouraged to seek opportunities to increase connectivity between the town centre and beach front and across the general townscape. As such access to facilities, services and employment is expected to grow alongside the access to the promenade. The increased connectivity will lead to a wider public transport network or facility to cycle or walk.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate current facilities and services leading to a decline in their quality.	-
16. To develop key sustainable transport links between Thanet and the	Permanent. Indirect. ST/LT+/?	Neutral. 0	In order to cope with increased transport demand from additional

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
wider Kent region and beyond, including road, rail and air.	With policy adoption seeking to continue the local regeneration, an increase in transport provisions is inevitable to cope with increased demands on the area. However policy adoption does not explicitly contain information regarding improved transport provisions to the wider region hence the impacts are questionable and indirect.	A no policy option would not alter the status quo.	developments, a wider transport network will be required to allow ease of access to the district and south east region.
17. and 18	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT+ There is no specific guidance in place regarding the protection from coastal erosion. However as policy adoption is related to developing the promenade and beach front, protection is inevitable in order to protect the new regeneration protects. Such plans have not been detailed thus the effects are unknown.	Neutral. 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. However it is noted that none of the sites are predicted as being likely to	Permanent. Direct. ST/LT+ A no policy option would still yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	have a significant effect on an internationally designated site.		
21.To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT+/? Policy adoption has no specific requirements regarding protection of water courses. However national legislation exists which would protect such assets from degradation by future developments. The impacts are questionable as developments along the Promenade and Beach Front have the potential to pollute the local water courses through increased local activity leading to surface run off of contaminants or even litter for example.	Permanent. Direct. ST/LT+ A no policy option would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	Proposals will be required to submit an acceptable environmental assessment detailing their local impacts with appropriate mitigation.
22. and 23	N/A		N/A

Summary

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 11: Policy SP11 – Housing Provision

SA Objective	Proposed Policy	No policy ⁴⁶	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent direct LT ++ The proposed policy option would be expected to meet identified need in terms of predicted housing and employment growth	Unknown ? The no policy option may not deliver sufficient numbers and types of homes to accommodate expected need	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Unknown ? At this spatial scale, the potential effects of the proposed policy and no policy option cannot be assessed.		-
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.	Permanent direct LT + Both the proposed policy and no policy option are likely to support demand for qualified and educated people to support the aspirations for economic growth set out in all 3 options.		-
4. To increase public safety and reduce crime and fear of crime.	Permanent direct ST/LT + Development of new homes could contribute to the regeneration of areas suffering from high levels of deprivation and/or crime. This could lead to a direct reduction in crime through building works activity (for example by bringing derelict and unsafe sites into active use) and better design/layout of residential areas.		-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent, direct LT + New employment opportunities and the provision of new homes can help lift people living in deprived areas. This can be through the provision of new housing to replace sub-standard stock, and through employment and training opportunities associated with employment.		The proposed policy does not discuss localities or proximity to key facilities. Policy should include this as a consideration for new developments.

⁴⁶ No Policy scenario represents housing demand based on past patterns of growth

SA Objective	Proposed Policy	No policy ⁴⁶	Mitigation and enhancement measures
		There is no information within the proposed policy, which could inform an assessment of the likely effects on key facilities.	
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Unknown ? The proposed policy ad no policy option are about housing provision based around employment growth. Likely effects on sense of place and community are not evident.		Benefits from housing development and employment should be extended to deprived areas. Policy should attempt to targeted developments in areas with substandard housing stock. New housing development should consider integration with surrounding areas and existing communities.
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.	Unknown ? The proposed policy ad no policy option are about housing provision based around employment growth. However, due to the lack of detail regarding spatial information, the effects are unknown at this time.		Apprentice schemes and targeted employment of “people on unemployment benefits” may be appropriate, particularly for larger house building schemes. New employment opportunities should be targeted at deprived areas to maximise the positive effects on the unemployed.
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent, direct ST + Construction of thousands of new homes will increase GVA of construction industry across Thanet (all other things being equal). The supply chain effects will also help stimulate economic growth in other related sectors. No direct effects on the supply of industrial and employment development are described in either the proposed policy or the no policy option. Effects will be short term if carried out as one off investment.		-
9.	N/A		N/A

SA Objective	Proposed Policy	No policy ⁴⁶	Mitigation and enhancement measures
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.	<p>Unknown ?</p> <p>The proposed policy and no policy option relate to strategic housing provision. No spatial information has been given. Positive effects could be achieved through encouraging potential regeneration of previously developed land, avoiding greenfield land.</p>	Building on previously developed land should be prioritised over greenfield sites where appropriate.	
11. To ensure that a sustainable pattern of development is pursued.	<p>Unknown ?</p> <p>The proposed policy and no policy option relate to strategic housing provision. No spatial information has been given, as such the likely effects of new housing on key services and facilities cannot be predicted.</p>	New developments, particularly large scale developments should be encouraged in areas in close proximity to key facilities and services so that those without personal vehicles can access them. Links via public transport should also be considered.	
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Unknown ?</p> <p>The numbers of homes proposed are numerical targets only and do not include any information on patterns of development and spatial locations, as such it is not possible to assess potential impact on landscape and townscape.</p>	Mitigating measures should include house building policy which seeks to minimise adverse effects on landscape and townscape character.	
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Unknown ?</p> <p>The numbers of homes proposed are numerical targets only and do not include any information on patterns of development and spatial locations, as such it is not possible to assess potential impact on historic sites/assets.</p> <p>The options do not include targets for restoration or reuse. Overall, it is not possible to assess the impacts of these options on these targets.</p>	Mitigating measures should include house building policy which seeks to minimise adverse effects on historic sites and assets. Policy which encourages sustainable restoration and re-use of existing housing stock should be considered.	
14. To improve air quality in the District's Air Quality Management Areas.	Unknown ?	Mitigating measures should include policy around house building which seeks to minimise adverse effects on air	

SA Objective	Proposed Policy	No policy⁴⁶	Mitigation and enhancement measures
	No spatial information has been provided for the proposed locations of new housing. As such, it cannot be accurately predicted how the housing will interact with or influence existing AQMAs.		quality and encourage sustainable transport options. Where possible, new development should be located near to existing public transport links and investment in these facilities should also follow from house building to ensure adequate capacity.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent indirect LT +/?</p> <p>Growth in the green sectors suggests growth in more sustainable sectors/industries, which could include sustainable transport systems. If this is the case, there will be positive effects felt on the Thanet public transport networks. Consequently, this might bring about a reduction in private vehicle use.</p> <p>For the housing; no spatial information has been provided for the proposed locations. As such, it cannot be accurately predicted how the housing will affect the existing public transport network. Similarly, the location of the new jobs is unknown.</p>	<p>Unknown ?</p> <p>No spatial information has been provided for the proposed locations of new housing. As such, it cannot be accurately predicted how the housing will affect the existing public transport network. Similarly, the location of the new jobs and their type are unknown.</p>	It is likely development of this much housing will have some effect on public transport networks. Encouraging new housing and employment growth near to existing or proposed transport links will help reduce reliance on private vehicles for commuting. Further, it may be desirable to require investment in public transport from larger scale developers, particularly if facilities serving new developments are not well served (or are considered at full capacity in terms of users).
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Unknown ?</p> <p>The numbers of homes housing proposed are numerical targets only and do not include any information on proximity to existing sustainable transport links.</p>		It is likely development of this much housing will have some effect on public transport networks. Encouraging new housing and employment growth near to existing or proposed transport links

SA Objective	Proposed Policy	No policy ⁴⁶	Mitigation and enhancement measures
	Further, there are no elements of these policy options which will help promote connectivity to the wider South East.		will help reduce reliance on private vehicles for commuting. Further, it may be desirable to require investment in public transport from larger scale developers, particularly if facilities serving new developments are not well served (or are considered at full capacity in terms of users).
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent, direct ST/LT - Large scale development of new homes will bring about construction (short term) and operational waste (long term).		Promotion of best practice methods through local policy should help minimise waste production.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent, direct LT - This growth in housing development will bring about long term increase greenhouse gas emissions from household activities such as heating, cooking and electricity consumption.		Develop new homes according to the minimum level required under Code for Sustainable Homes (suggest level four).
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Neutral 0 The numbers of homes housing proposed are numerical targets only and do not include any information on proximity to flood risk areas. A neutral effect has been assumed as it is expected that development will adhere to local and national planning policy (including Environment Agency guidance) in place which discourages development in at risk areas and attempts to ensure new development does not increase flood risk elsewhere.		Follow Environment Agency policy and guidance. Develop away from flood risk areas. Carry out full flood risk assessments for new developments in at risk areas, and for large scale developments which may have the potential to change flood risk in their vicinity.
20. To conserve and enhance biodiversity.	Unknown ? It is not possible to assess the effects of the proposed policy and no policy option without considering the spatial distribution of development.		Potential effects are better assessed through the allocations and via topic specific criteria based policies.

SA Objective	Proposed Policy	No policy ⁴⁶	Mitigation and enhancement measures
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Unknown ?</p> <p>It is not possible to assess the effects of the proposed policy and no policy option without considering the spatial distribution of development.</p>		Potential effects are better assessed through the allocations and via topic specific criteria based policies.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent, direct ST/LT -/?</p> <p>The proposed policy and no policy option relates to house building. As such, this will result in increased unavoidable short term demand for scarce resources. The option does not distinguish itself as performing better in terms of sustainability. Further, this option does not point towards a level of refurbishment of existing housing stock.</p>		It is important to ensure that new housing adheres to best practice design and local targets for sustainable house building. This will help ensure that sustainability is considered in design, lessening the impacts of resource use.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Permanent, direct ST/LT -/?</p> <p>The proposed policy and no policy option relates to house building which will increase the number of houses across the Thanet area (all things being equal). As such, it will result in increased unavoidable short term energy demand.</p> <p>Longer term there will be increase in consumption of energy from increased housing stock (however, with more sustainable design this should be less than existing stock).</p> <p>The option does not distinguish itself as performing better in terms of sustainability.</p>		Both the proposed policy and no policy option would perform better if they are developed with best practice design considered throughout.
Summary <p>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.</p> <p>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.</p>			

Policy 12: Policy SP12 – Strategic Housing Site Allocations

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 23.	N/A		The potential effects of SP12 are covered in detail as part of SP13, SP14, SP15 and SP16.
Summary The potential effects of SP12 are covered in detail as part of SP13, SP14, SP15 and SP16.			

Policy 13: Policy SP13 – Strategic Housing Sites - Manston Green

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 700 new dwellings on site, including 30% affordable homes and the requirement for as high a proportion of houses as possible.	Neutral 0 The omission of this policy in isolation would not significantly affect the status quo as other housing sites would provide strategic housing allocations.	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent Direct ST/LT - Implementation of the proposed policy is likely to place additional burden on community facilities, including local healthcare provision.	Neutral 0 A no policy option would not alter the status quo.	The proposed policy includes criteria for assessment of the effects of housing development, which will identify shortfalls in local healthcare capacity and indicate the level of increased provision that may be required through developer contributions.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent Direct ST/LT + The proposed policy stipulated that a fully serviced area of 2.05ha is to be provided for the provision of a new two-form entry primary school. This would mitigate the impact of new school age children on local primary schools. It is important that the policy provides provision for the development of the new school to at least one-form entry as required by the education authority.	Neutral 0 A no policy option would not alter the status quo.	-
4. To increase public safety and reduce crime and fear of crime.	Temporary/Permanent Indirect ST/LT + Development of new homes could contribute to the reduction of crime and fear of crime through the better design/layout of residential areas.	Neutral 0 A no policy option would not alter the status quo.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Unknown ? The effects on existing community facilities cannot be assessed and are therefore unknown at this stage as effects will depend upon the housing mix and tenure.	Neutral 0 A no policy option would not alter the status quo.	As part of the masterplanning process, mitigation in the form of further studies will be required to ensure positive outcomes against this sustainability objective. This will require an assessment of how demand on community facilities may increase as a result of the additional population in the area.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect ST/LT - The proposed policy allocated housing on a site that is outside of the existing urban area and is separated from	Neutral 0 A no policy option would not alter the status quo.	It would be important for a future masterplanning process for sites to consider how development, particularly at the edge of the site boundaries, can

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	existing settlements. In addition, there is potential for development to remove corridors between settlements. This would potentially reduce community identity as settlement areas merge.		be designed to limit the potential for settlements to merge.
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.	Neutral 0 Whilst the policy includes provision for small-scale retail provision within the development, this is unlikely to significantly contribute towards achieving this objective.	Neutral 0 A no policy option would not alter the status quo.	-
8. and 9	N/A		N/A
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.	Permanent Direct ST/LT - Implementation of the proposed policy would require the use of greenfield land and would therefore not directly support this sustainability objective.	Neutral 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT - Due to the location of the sites that form the proposed policy, achieving sustainable development patterns might be problematic due to the potential issue of merging settlements.	Temporary/Permanent Direct ST/LT + By limiting development in this location, separation of settlements is maintained, which might help focus development in previously developed areas.	It would be important for a future masterplanning process for sites to consider how development, particularly at the edge of the site boundaries, can be designed to limit the potential for settlements to merge.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly	Unknown ? The effects of the proposed policy on existing landscape character are unknown at this stage as they would	Neutral 0 A no policy option would not alter the status quo.	It would be important for a future masterplanning process for sites to consider how development may effect landscape character. Development that

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
associated with town centres and coastal areas.	depend upon the ultimate design of the site.		contributes to the landscape character, rather than simply not affecting it, should be encouraged.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Unknown ?</p> <p>The effects of the proposed policy on historic and archaeological sites are unknown at this stage as they would depend upon the ultimate design of the sites and relevant assessment of these effects.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	The proposed policy includes provision for undertaking a pre-design archaeological assessment taking account of presence of significant and sensitive remains and an assessment of the effects on the setting of listed buildings at Ozengell. Undertaking these measures would help identify issues and mitigate negative effects.
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary/Permanent Direct ST/LT -</p> <p>The proposed policy promotes development that is likely to result in an increase in car journeys within the District's Air Quality Management Areas. Not all new residents of the new housing provided on site are likely to be from outside of the District, though inward migration resulting from the development is likely to occur.</p>	<p>Temporary/Permanent Direct ST/LT +</p> <p>The no policy option potentially limits the increase of vehicle journeys within the Districts Air Quality Management Area.</p>	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective. This would involve maximising connectivity for alternative forms of transport (e.g. walking and cycling) and extending bus service provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Unknown ?</p> <p>The proposed policy allocates new housing development in an area that has the potential for sustainable integration of public transport. The sites are within proximity to public transport routes, but the design and integration of site access</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	is important in determining overall accessibility. This is important as there is provision within the proposed policy for improved multi-modal connections for the sites and to assess the potential for bus service extensions		
16.	N/A		N/A
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct ST/LT - The proposed policy will facilitate housing development, which has the potential to increase the amount of domestic waste produced in the district.	Neutral 0 A no policy option would not alter the status quo.	Mitigation will be required through the design of all new housing developments to ensure that waste minimisation and recycling are promoted during the operation phase of these developments. This would be achieved by maximising the outcomes of other Local Plan policies.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Direct ST/LT + The proposed policy designates sites for housing that are more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	In addition, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help enhance effects relating to this sustainability objective.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent Direct ST/LT + The proposed policy designates sites for housing that are more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT + The proposed policy designates sites for housing that have minor potential for ecological effects, though by keeping development away from Green Wedges, impacts on habitats could be minimised, assuming the allocated site, ecological value is low.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	The proposed policy includes provision for undertaking a pre-design ecological assessment taking account of the presence of wintering and breeding birds. Undertaking these measures would help identify issues and mitigate negative effects.
21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	Neutral 0 A no policy option would not alter the status quo.	In terms of mitigation, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help promote positive effects relating to this sustainability objective. However, the

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			overall effect of this would be dependent on the final design of any emerging housing proposals.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown ? Effects against this objective are unknown at this stage as the policy does not include explicit reference to renewable energy or the requirement for energy efficiency measures.	Neutral 0 A no policy option would not alter the status quo.	The success of the proposed policy would depend on the implementation of other Local Plan policies relating to renewable energy provision and energy efficiency. These policies would help promote beneficial effects and support this sustainability objective.
Summary			
<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. 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 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.</p>			

Policy 14: Policy SP14 – Strategic Housing Sites at Birchington

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 1000 new	Neutral 0 The omission of this policy in isolation would not significantly affect the status	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	dwellings on site, including 30% affordable homes and the requirement for as high a proportion of houses as possible.	quo as other housing sites would provide strategic housing allocations.	
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent Direct ST/LT - Implementation of the proposed policy is likely to place additional burden on community facilities, including local healthcare provision.	Neutral 0 A no policy option would not alter the status quo.	The proposed policy has the potential to significantly affect the status quo by increasing the population covered by individual healthcare facilities. The proposed policy includes criteria for assessment of the effects of development of housing, which will identify shortfalls in local healthcare capacity and indicate the level of increased provision that may be required through developer contributions.
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.	Permanent Direct ST/LT + The proposed policy stipulated that a fully serviced area of 2.05ha is to be provided for the provision of a new two-form entry primary school. This would mitigate the impact of new school age children on local primary schools. It is important that the policy provides provision for the development of the new school to at least one-form entry as required by the education authority.	Neutral 0 A no policy option would not alter the status quo.	-
4. To increase public safety and reduce crime and fear of crime.	Temporary/Permanent Indirect ST/LT +	Neutral 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	Development of new homes could contribute to the reduction of crime and fear of crime through the better design/layout of residential areas.	A no policy option would not alter the status quo.	
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Unknown ?</p> <p>The effects on existing community facilities cannot be assessed and are therefore unknown at this stage as effects will depend upon the housing mix and tenure.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	As part of the masterplanning process, mitigation in the form of further studies will be required to ensure positive outcomes against this sustainability objective. This will require an assessment of how demand on community facilities may increase as a result of the additional population in the area.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Indirect ST/LT +</p> <p>The proposed policy allocated housing on a site that is outside of the existing urban area but is adjacent to existing settlements. This helps maintain a distinctive settlement pattern within Birchington-on-sea, whilst maintaining green edges with the countryside</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	It would be important for a future masterplanning process for this site to consider how development, particularly at the edge of the site boundaries, can be designed to fully integrate development within the existing community.
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.	<p>Neutral 0</p> <p>Whilst the policy includes provision for small-scale retail provision within the development, this is unlikely to significantly contribute towards achieving this objective.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	-
8. and 9.	N/A		

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent Direct ST/LT - Implementation of the proposed policy would require the use of greenfield land and would therefore not directly support this sustainability objective.	Neutral 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT + Due to the location of the site that forms the proposed policy, there is potential for achieving sustainable development patterns as the proposed policy advocates development adjacent to the existing settlement, whilst maintaining green edges.	Temporary/Permanent Direct ST/LT + By limiting development in this location, separation of settlements is maintained, which might help focus development in previously developed areas.	It would be important for a future masterplanning process for this site to consider how development, particularly at the edge of the site boundaries, can be designed to limit the potential for settlements to merge.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Unknown ? The effects of the proposed policy on existing landscape character are unknown at this stage as they would depend upon the ultimate design of the site.	Neutral 0 A no policy option would not alter the status quo.	It would be important for a future masterplanning process for this site to consider how development may effect landscape character. Development that contributes to the landscape character, rather than simply not affecting it, should be encouraged.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ? The effects of the proposed policy on historic and archaeological sites are unknown at this stage as they would depend upon the ultimate design of the site and relevant assessment of these effects.	Neutral 0 A no policy option would not alter the status quo.	The proposed policy includes provision for undertaking a pre-design archaeological assessment taking account of presence of significant and sensitive remains and an assessment of the effects on the setting of listed buildings on site and at Quex Park. Undertaking these measures would

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			help identify issues and mitigate negative effects.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary/Permanent Direct ST/LT - The proposed policy promotes development that is likely to result in an increase in car journeys within the District's Air Quality Management Areas. Not all new residents of the new housing provided on site are likely to be from outside of the District, though inward migration resulting from the development is likely to occur.	Temporary/Permanent Direct ST/LT + The no policy option potentially limits the increase of vehicle journeys within the Districts Air Quality Management Area.	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective. This would involve maximising connectivity for alternative forms of transport (e.g. walking and cycling) and extending bus service provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Unknown ? The proposed policy allocates new housing development in an area that has the potential for sustainable integration of public transport. The site is within proximity to public transport routes, but the design and integration of site access is important in determining overall accessibility. This is important as there is provision within the proposed policy for improved multi-modal connections for the site and to assess the potential for bus service extensions	Neutral 0 A no policy option would not alter the status quo.	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Direct ST/LT + The provision of a new link road extending from Minnis Road and the A28 will help alleviate the pressures of	Neutral 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	additional traffic on the A28, particularly around The Square in Birchington.		
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct ST/LT - The proposed policy will facilitate housing development, which has the potential to increase the amount of domestic waste produced in the district.	Neutral 0 A no policy option would not alter the status quo.	Mitigation will be required through the design of all new housing developments to ensure that waste minimisation and recycling are promoted during the operation phase of these developments. This would be achieved by maximising the outcomes of other Local Plan policies.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	In addition, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help enhance effects relating to this sustainability objective.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT + The proposed policy designates a site for housing that has minor potential for ecological effects, though by keeping development away from Green Wedges, impacts on habitats could be minimised, assuming the allocated site, ecological value is low.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	The proposed policy includes provision for undertaking a pre-design ecological assessment taking account of the presence of wintering and breeding birds. Undertaking these measures would help identify issues and mitigate negative effects.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct ST/LT + The proposed policy stipulates that the potential effects on the SPA should be identified and how the SPA mitigation strategy dictated by Policy SP25 is being met.	Neutral 0 A no policy option would not alter the status quo.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	Neutral 0 A no policy option would not alter the status quo.	In terms of mitigation, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help promote positive effects relating to this sustainability objective. However, the

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			overall effect of this would be dependent on the final design of any emerging housing proposals.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown ? Effects against this objective are unknown at this stage as the policy does not include explicit reference to renewable energy or the requirement for energy efficiency measures.	Neutral 0 A no policy option would not alter the status quo.	The success of the proposed policy would depend on the implementation of other Local Plan policies relating to renewable energy provision and energy efficiency. These policies would help promote beneficial effects and support this sustainability objective.
Summary			
<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. 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.</p>			

Policy 15: Policy SP15 – Strategic Housing Sites at Westgate-on-sea

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 1000 new	Neutral 0 The omission of this policy in isolation would not significantly affect the status	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	dwellings on site, including 30% affordable homes and the requirement for as high a proportion of houses as possible.	quo as other housing sites would provide strategic housing allocations.	
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent Direct ST/LT - Implementation of the proposed policy is likely to place additional burden on community facilities, including local healthcare provision.	Neutral 0 A no policy option would not alter the status quo.	The proposed policy has the potential to significantly affect the status quo by increasing the population covered by individual healthcare facilities. The proposed policy includes criteria for assessment of the effects of development of housing, which will identify shortfalls in local healthcare capacity and indicate the level of increased provision that may be required through developer contributions.
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.	Permanent Direct ST/LT + The proposed policy stipulated that a fully serviced area of 2.05ha is to be provided for the provision of a new two-form entry primary school. This would mitigate the impact of new school age children on local primary schools. It is important that the policy provides provision for the development of the new school to at least one-form entry as required by the education authority.	Neutral 0 A no policy option would not alter the status quo.	-
4. To increase public safety and reduce crime and fear of crime.	Temporary/Permanent Indirect ST/LT +	Neutral 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	Development of new homes could contribute to the reduction of crime and fear of crime through the better design/layout of residential areas.	A no policy option would not alter the status quo.	
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Unknown ?</p> <p>The effects on existing community facilities cannot be assessed and are therefore unknown at this stage as effects will depend upon the housing mix and tenure.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	As part of the masterplanning process, mitigation in the form of further studies will be required to ensure positive outcomes against this sustainability objective. This will require an assessment of how demand on community facilities may increase as a result of the additional population in the area.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Indirect ST/LT +</p> <p>The proposed policy allocated housing on a site that is outside of the existing urban area but is adjacent to existing settlements. This helps maintain a distinctive settlement pattern within Westgate-on-Sea, whilst maintaining green edges with the countryside</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	It would be important for a future masterplanning process for this site to consider how development, particularly at the edge of the site boundaries, can be designed to fully integrate development within the existing community.
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.	<p>Neutral 0</p> <p>Whilst the policy includes provision for small-scale retail provision within the development, this is unlikely to significantly contribute towards achieving this objective.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	-
8. and 9.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent Direct ST/LT - Implementation of the proposed policy would require the use of greenfield land and would therefore not directly support this sustainability objective.	Neutral 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT + Due to the location of the site that forms the proposed policy, there is potential for achieving sustainable development patterns as the proposed policy advocates development adjacent to the existing settlement, whilst maintaining green edges.	Temporary/Permanent Direct ST/LT + By limiting development in this location, separation of settlements is maintained, which might help focus development in previously developed areas.	It would be important for a future masterplanning process for this site to consider how development, particularly at the edge of the site boundaries, can be designed to limit the potential for settlements to merge.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Unknown ? The effects of the proposed policy on existing landscape character are unknown at this stage as they would depend upon the ultimate design of the site.	Neutral 0 A no policy option would not alter the status quo.	It would be important for a future masterplanning process for this site to consider how development may effect landscape character. Development that contributes to the landscape character, rather than simply not affecting it, should be encouraged.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ? The effects of the proposed policy on historic and archaeological sites are unknown at this stage as they would depend upon the ultimate design of the site and relevant assessment of these effects.	Neutral 0 A no policy option would not alter the status quo.	The proposed policy includes provision for undertaking a pre-design archaeological assessment taking account of presence of significant and sensitive remains and an assessment of the effects on scheduled monuments and the listed Dent de Lion Gateway. Undertaking these measures would

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			help identify issues and mitigate negative effects.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary/Permanent Direct ST/LT - The proposed policy promotes development that is likely to result in an increase in car journeys within the District's Air Quality Management Areas. Not all new residents of the new housing provided on site are likely to be from outside of the District, though inward migration resulting from the development is likely to occur.	Temporary/Permanent Direct ST/LT + The no policy option potentially limits the increase of vehicle journeys within the Districts Air Quality Management Area.	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective. This would involve maximising connectivity for alternative forms of transport (e.g. walking and cycling) and extending bus service provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Unknown ? The proposed policy allocates new housing development in an area that has the potential for sustainable integration of public transport. The site is within proximity to public transport routes, but the design and integration of site access is important in determining overall accessibility. This is important as there is provision within the proposed policy for improved multi-modal connections for the site and to assess the potential for bus service extensions	Neutral 0 A no policy option would not alter the status quo.	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Direct ST/LT + The proposed policy will result in improvements to junctions and roads, particularly the A28. Improvements to	Neutral 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	this strategic route will help facilitate additional traffic movement towards the A299.		
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct ST/LT - The proposed policy will facilitate housing development, which has the potential to increase the amount of domestic waste produced in the district.	Neutral 0 A no policy option would not alter the status quo.	Mitigation will be required through the design of all new housing developments to ensure that waste minimisation and recycling are promoted during the operation phase of these developments. This would be achieved by maximising the outcomes of other Local Plan policies.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	In addition, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help enhance effects relating to this sustainability objective.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT + The proposed policy designates a site for housing that has minor potential for ecological effects, though by keeping development away from Green Wedges, impacts on habitats could be minimised, assuming the allocated site, ecological value is low.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	The proposed policy includes provision for undertaking a pre-design ecological assessment taking account of the presence of wintering and breeding birds. Undertaking these measures would help identify issues and mitigate negative effects.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct ST/LT + The proposed policy stipulates that the potential effects on the SPA should be identified and how the SPA mitigation strategy dictated by Policy SP25 is being met.	Neutral 0 A no policy option would not alter the status quo.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	Neutral 0 A no policy option would not alter the status quo.	In terms of mitigation, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help promote positive effects relating to this sustainability objective. However, the

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			overall effect of this would be dependent on the final design of any emerging housing proposals.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown ? Effects against this objective are unknown at this stage as the policy does not include explicit reference to renewable energy or the requirement for energy efficiency measures.	Neutral 0 A no policy option would not alter the status quo.	The success of the proposed policy would depend on the implementation of other Local Plan policies relating to renewable energy provision and energy efficiency. These policies would help promote beneficial effects and support this sustainability objective.
Summary			
<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. 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.</p>			

Policy 16: Policy SP16 – Westwood Strategic Housing Sites

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 1450 new	Neutral 0 The omission of this policy in isolation would not significantly affect the status	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	dwellings on site, including 30% affordable homes and the requirement for as high a proportion of houses as possible.	quo as other housing sites would provide strategic housing allocations.	
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent Direct ST/LT - Implementation of the proposed policy is likely to place additional burden on community facilities, including local healthcare provision.	Neutral 0 A no policy option would not alter the status quo.	The proposed policy has the potential to significantly affect the status quo by increasing the population covered by individual healthcare facilities. The proposed policy includes criteria for assessment of the effects of development of housing, which will identify shortfalls in local healthcare capacity and indicate the level of increased provision that may be required through developer contributions.
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.	Unknown ? The proposed policy does not include a clear requirement for on-site educational provision, though there is provision for developer contributions, where required, to a new school off-site. Effects of this are unknown at this stage as the timing of the implementation of any required new school, will dictate impacts on existing educational facilities.	Neutral 0 A no policy option would not alter the status quo.	The need for a new school off-site, should be identified and implemented in line with development of the site.
4. To increase public safety and reduce crime and fear of crime.	Temporary/Permanent Indirect ST/LT +	Neutral 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	Development of new homes could contribute to the reduction of crime and fear of crime through the better design/layout of residential areas.	A no policy option would not alter the status quo.	
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Unknown ?</p> <p>The effects on existing community facilities cannot be assessed and are therefore unknown at this stage as effects will depend upon the housing mix and tenure.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	As part of the masterplanning process, mitigation in the form of further studies will be required to ensure positive outcomes against this sustainability objective. This will require an assessment of how demand on community facilities may increase as a result of the additional population in the area.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Indirect ST/LT +</p> <p>The proposed policy allocated housing on a site that is partly within the existing urban area. This helps maintain a distinctive settlement pattern within Westwood, whilst maintaining green edges with the countryside</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	It would be important for a future masterplanning process for this site to consider how development, particularly at the edge of the site boundaries, can be designed to fully integrate development within the existing community.
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.	<p>Neutral 0</p> <p>Whilst the policy includes provision for small-scale retail provision within the development, this is unlikely to significantly contribute towards achieving this objective.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	-
8. and 9.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent Direct ST/LT - Implementation of the proposed policy would require the use of greenfield land and would therefore not directly support this sustainability objective.	Neutral 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT + Due to the location of the site that forms the proposed policy, there is potential for achieving sustainable development patterns as the proposed policy advocates development adjacent to the existing settlement, whilst maintaining green edges.	Temporary/Permanent Direct ST/LT + By limiting development in this location, separation of settlements is maintained, which might help focus development in previously developed areas.	It would be important for a future masterplanning process for this site to consider how development, particularly at the edge of the site boundaries, can be designed to limit the potential for settlements to merge.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Unknown ? The effects of the proposed policy on existing landscape character are unknown at this stage as they would depend upon the ultimate design of the site.	Neutral 0 A no policy option would not alter the status quo.	It would be important for a future masterplanning process for this site to consider how development may effect landscape character. Development that contributes to the landscape character, rather than simply not affecting it, should be encouraged.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ? The effects of the proposed policy on historic and archaeological sites are unknown at this stage as they would depend upon the ultimate design of the site and relevant assessment of these effects.	Neutral 0 A no policy option would not alter the status quo.	The proposed policy includes provision for undertaking a pre-design archaeological assessment taking account of presence of significant and sensitive remains. Undertaking these measures would help identify issues and mitigate negative effects.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Temporary/Permanent Direct ST/LT - The proposed policy promotes development that is likely to result in an increase in car journeys within the District's Air Quality Management Areas. Not all new residents of the new housing provided on site are likely to be from outside of the District, though inward migration resulting from the development is likely to occur.	Temporary/Permanent Direct ST/LT + The no policy option potentially limits the increase of vehicle journeys within the Districts Air Quality Management Area.	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective. This would involve maximising connectivity for alternative forms of transport (e.g. walking and cycling) and extending bus service provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Unknown ? The proposed policy allocates new housing development in an area that has the potential for sustainable integration of public transport. The site is largely within proximity to public transport routes, but the design and integration of site access is important in determining overall accessibility. This is important as there is provision within the proposed policy for improved multi-modal connections for the site and to assess the potential for bus service extensions	Neutral 0 A no policy option would not alter the status quo.	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Direct ST/LT + The provision of a highway improvements including road widening and link roads will help alleviate the pressures of additional traffic on the local transport network.	Neutral 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct ST/LT - The proposed policy will facilitate housing development, which has the potential to increase the amount of domestic waste produced in the district.	Neutral 0 A no policy option would not alter the status quo.	Mitigation will be required through the design of all new housing developments to ensure that waste minimisation and recycling are promoted during the operation phase of these developments. This would be achieved by maximising the outcomes of other Local Plan policies.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	In addition, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help enhance effects relating to this sustainability objective.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT +	Unknown ?	The proposed policy includes provision for undertaking a pre-design ecological

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	The proposed policy designates a site for housing that has minor potential for ecological effects, though by keeping development away from Green Wedges, impacts on habitats could be minimised, assuming the allocated site, ecological value is low.	A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	assessment taking account of the presence of wintering and breeding birds. Undertaking these measures would help identify issues and mitigate negative effects.
21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	Neutral 0 A no policy option would not alter the status quo.	In terms of mitigation, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. Mitigating against climate change by reducing emissions. These measures will help promote positive effects relating to this sustainability objective. However, the overall effect of this would be dependent on the final design of any emerging housing proposals.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown ? Effects against this objective are unknown at this stage as the policy does not include explicit reference to	Neutral 0 A no policy option would not alter the status quo.	The success of the proposed policy would depend on the implementation of other Local Plan policies relating to renewable energy provision and energy

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	renewable energy or the requirement for energy efficiency measures.		efficiency. These policies would help promote beneficial effects and support this sustainability objective.

Summary

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 17: Policy SP17 – Land Fronting Nash and Haine Roads

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 1020 new dwellings on site, including 30% affordable homes and the requirement for as high a proportion of houses as possible.	Neutral 0 The omission of this policy in isolation would not significantly affect the status quo as other housing sites would provide strategic housing allocations.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent Direct ST/LT - Implementation of the proposed policy is likely to reduce burden on local healthcare and community facility provision, as there is explicit criteria that 2ha of land should be reserved for the development of a new medical centre and community assemble facility	Neutral 0 A no policy option would not alter the status quo.	-.
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.	Permanent Direct ST/LT + The proposed policy stipulated that a fully serviced area of 2.05ha is to be provided for the provision of a new two-form entry primary school. This would mitigate the impact of new school age children on local primary schools. It is important that the policy provides provision for the development of the new school to at least one-form entry as required by the education authority.	Neutral 0 A no policy option would not alter the status quo.	-
4. To increase public safety and reduce crime and fear of crime.	Temporary/Permanent Indirect ST/LT + Development of new homes could contribute to the reduction of crime and fear of crime through the better design/layout of residential areas.	Neutral 0 A no policy option would not alter the status quo.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Unknown ? The effects on existing community facilities cannot be assessed and are therefore unknown at this stage as	Neutral 0 A no policy option would not alter the status quo.	As part of the masterplanning process, mitigation in the form of further studies will be required to ensure positive outcomes against this sustainability objective. This will require an

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	effects will depend upon the housing mix and tenure.		assessment of how demand on community facilities may increase as a result of the additional population in the area.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect ST/LT + The proposed policy allocated housing on a site that is outside of the existing urban area but is adjacent to existing settlements. This helps maintain a distinctive settlement pattern within the local area surrounding Nash Road and Haine Road, whilst maintaining green edges with the countryside.	Neutral 0 A no policy option would not alter the status quo.	It would be important for a future masterplanning process for this site to consider how development, particularly at the edge of the site boundaries, can be designed to fully integrate development within the existing community.
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.	Neutral 0 Whilst the policy includes provision for small-scale retail provision within the development, this is unlikely to significantly contribute towards achieving this objective.	Neutral 0 A no policy option would not alter the status quo.	-
8. and 9.	N/A		N/A
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.	Permanent Direct ST/LT - Implementation of the proposed policy would require the use of greenfield land and would therefore not directly support this sustainability objective.	Neutral 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT ++	Temporary/Permanent Direct ST/LT +	It would be important for a future masterplanning process for this site to

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	Due to the location of the site that forms the proposed policy, there is potential for achieving sustainable development patterns as the proposed policy advocates development within the existing urban environment, whilst maintaining green edges.	By limiting development in this location, separation of settlements is maintained, which might help focus development in previously developed areas.	consider how development, particularly at the edge of the site boundaries, in order to maximise the potential for achieving sustainable development patterns.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Unknown ? The effects of the proposed policy on existing landscape character are unknown at this stage as they would depend upon the ultimate design of the site.	Neutral 0 A no policy option would not alter the status quo.	It would be important for a future masterplanning process for this site to consider how development may effect landscape character. Development that contributes to the landscape character, rather than simply not affecting it, should be encouraged.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 A proposed policy would not alter the status quo.	Neutral 0 A no policy option would not alter the status quo.	-
14. To improve air quality in the District's Air Quality Management Areas.	Unknown ? The proposed policy promotes development that is likely to result in an increase in car journeys within the District's Air Quality Management Areas. Not all new residents of the new housing provided on site are likely to be from outside of the District, though inward migration resulting from the development is likely to occur. However, there is a requirement for ongoing monitoring of local air quality	Temporary/Permanent Direct ST/LT + The no policy option potentially limits the increase of vehicle journeys within the Districts Air Quality Management Area.	The results of any local air quality monitoring are likely to indirectly affect performance against this objective, via TDC's ongoing air quality review and assessment programme.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	attached to the proposed policy, which may inform TDC's ongoing air quality review and assessment programme.		
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Unknown ?</p> <p>The proposed policy allocates new housing development in an area that has the potential for sustainable integration of public transport. The site is within proximity to public transport routes, but the design and integration of site access is important in determining overall accessibility. This is important as there is provision within the proposed policy for improved multi-modal connections for the site and to assess the potential for bus service extensions</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	As part of the masterplanning process, in particular the undertaking of a site Transport Assessment, mitigation in the form of further work will be required to ensure positive outcomes against this sustainability objective.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent Direct ST/LT +</p> <p>The provision of a highway improvements identified through further traffic studies will help alleviate the pressures of additional traffic on the local transport network.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent Direct ST/LT -</p> <p>The proposed policy will facilitate housing development, which has the potential to increase the amount of domestic waste produced in the district.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	Mitigation will be required through the design of all new housing developments to ensure that waste minimisation and recycling are promoted during the operation phase of these developments. This would be

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			achieved by maximising the outcomes of other Local Plan policies.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	In addition, Policy SP30 states that new development must take account of: <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. These measures will help enhance effects relating to this sustainability objective.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent Direct ST/LT + The proposed policy designates a site for housing that is more than 100m from the coastal area, minimising risks from sea level rises.	Neutral 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT + The proposed policy designates a site for housing that has minor potential for ecological effects, though by keeping development away from Green Wedges, impacts on habitats could be minimised, assuming the allocated site, ecological value is low.	Unknown ? A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.	The proposed policy includes provision for undertaking a pre-design ecological assessment taking account of the presence of wintering and breeding birds. Undertaking these measures would help identify issues and mitigate negative effects.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Unknown ?</p> <p>A no policy option would prevent development on existing greenfield land that may have minor benefits for local ecology.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	<p>In terms of mitigation, Policy SP30 states that new development must take account of:</p> <ul style="list-style-type: none"> • Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change and complying with the Government's Zero Carbon Policy. • Mitigating against climate change by reducing emissions. <p>These measures will help promote positive effects relating to this sustainability objective. However, the overall effect of this would be dependent on the final design of any emerging housing proposals.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Unknown ?</p> <p>Effects against this objective are unknown at this stage as the policy does not include explicit reference to renewable energy or the requirement for energy efficiency measures.</p>	<p>Neutral 0</p> <p>A no policy option would not alter the status quo.</p>	<p>The success of the proposed policy would depend on the implementation of other Local Plan policies relating to renewable energy provision and energy efficiency. These policies would help promote beneficial effects and support this sustainability objective.</p>
<p>Summary</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 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.</p>			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
<p>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.</p>			

Policy 18: SP18 – Type and Size of Dwellings

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent LT + Proposals for housing developments will be expected to address the SHMA recommendations to ensure a varied make-up of the market and affordable housing types and sizes needed are met.	Permanent LT - It is assumed that without the affordable housing target, developers would not necessarily factor this in, and the supply would stagnate in the context of very high need. This would mean continued growth in the number of homes but reduced housing mix	The need for affordable housing is high in Thanet meaning a sustainable supply is required. The target of 1,500 new affordable homes across Thanet per annum is only likely to be met if an overall 5,000 new homes are delivered per annum. The 30% target as mentioned in 10h would not compromise the viability of larger housing developments. All other options are likely to have a neutral impact.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Unknown? Policy adoption impacts are largely dependent upon the location of the developments. This policy should maintain the status quo and not alter the accessibility or provision of healthcare facilities. However should the housing	Neutral 0 It is assumed that if no target was applied, developers would tend away from building affordable housing. However, it is assumed that the chosen locations for affordable housing (built	Largely neutral effects based on the assumption that if affordable housing was situated away from other housing, accessibility to these important facilities would be considered.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	occur in rural areas away from existing facilities, this will result in affordable housing being located away from healthcare facilities.	by whoever) would still need to be in close proximity to healthcare facilities.	Ensure for off-site and rural options that proximity to healthcare is still considered.
3.	N/A		N/A
4. To increase public safety and reduce crime and fear of crime.	Temporary/Permanent Indirect ST/LT + Development of new homes could contribute to the reduction of crime and fear of crime through the better design/layout of residential areas.	Permanent LT - It is assumed that this would result in under provision of affordable housing. This could have knock on effects to homelessness which in turn affect crime.	Those policies which will lead to lower supply of affordable housing and/or create areas in which affordable housing is concentrated away from other developments may result in increased crime levels.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent LT + Assuming that new development will be tested in terms of its accessibility to key facilities, this means the housing therein will have adequate access. However as the development plan and location are not yet known it not possible to fully assess the impact, thus questionable positivity will occur. However the policy will prevent the loss of existing homes meaning that established residential areas with access can ensue.	Permanent LT - It is assumed that without the affordable housing target, developers would not necessarily factor this in, and the supply of appropriate affordable housing units would stagnate in the context of very high and specific need. Assuming that more vulnerable people in society are more likely to depend on affordable housing, this means these people would suffer from reduced supply in housing potentially increasing deprivation.	Negative effects will occur when the growth in supply of affordable is reduced.
6. To create vibrant balanced communities where residents feel a	Permanent LT + Policy adoption would be expected to address the recommendation regarding	Permanent LT - If affordable housing was created off-site, there would be a risk of	Sense of place is likely to be affected by design of individual developments. As such the amount and location of

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	the make-up of market and affordable housing types and sizes needed. As such by creating the appropriate supply of relevant housing. It will ensure that a certain amount of affordable housing is integrated with all larger housing developments and result in a mix of people from different socio-economic background within housing developments.	concentrating people from different socio-economic backgrounds in certain areas. This could bring about pockets of deprivation.	affordable housing is unlikely to affect this. Harmonious and mixed communities will be created when affordable housing is integrated with wider housing developments, not when segregated affordable housing communities are created.
7. and 8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Unknown ? House building will continue under this policy. It is not known where this will occur. If it occurs near tourist or natural, semi natural or built assets there could be an impact, however more spatial information is required to inform this decision.		The majority of effects are uncertain because this depends on how and where development occurs.
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.	Permanent LT + Policy will seek to increase the supply of housing in line with SHMA recommendations. Not possible to predict effects on previously developed land or greenfield.	Permanent LT - Assuming this option results in a fall in supply of affordable housing, the mix of development will not match up to the need. Not possible to predict effects on previously developed land or greenfield	These options will, on the whole, affect the housing needs of the Thanet population which has a rising need for affordable housing.
11. To ensure that a sustainable pattern of development is pursued.	Unknown ? House building will continue under both the proposed policy and no policy option. It is not known where this will occur. If development occurs near or within more densely populated (and therefore better served) areas, there will be a positive effect		It is not possible to ascertain the pattern of development for the proposed policy.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures	
		through reduced need to travel. The opposite will be true of development in more rural areas.		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Unknown ?	House building will continue under the proposed policy and no policy option. It is not known where this will occur (i.e. if development will avoid sensitive areas) or how landscape and townscape design / mitigation will be employed.	Impacts on landscape and townscape can be reduced through sensitive design, choice of materials and locating development in sensitive locations.	
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ?	House building will continue under the proposed policy and no policy option. It is not known where this will occur (i.e. if development will avoid sensitive areas, structures of in situ remains) or how design / mitigation will be employed. No account has been taken for restoration projects in these options.	Specific projects which occur as a result of the proposed policy will need to consider their impact on historic archaeological or architectural features.	
14. To improve air quality in the District's Air Quality Management Areas.	Unknown ?	The proposed policy has the potential to affect the housing mix and the economic viability of some house building projects. It is not clear where development will occur, as such it is unclear how the need to travel and car use will be influenced, and as such effects on air quality cannot be predicted.	Unknown ? It is unclear how the need to travel and car use will be influenced as a result of this policy option; as such effects on air quality cannot be predicted.	It is not possible to ascertain the pattern of development for the proposed policy.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0	No effects assuming affordable housing is implemented as part of a sustainable land management strategy.	No effects anticipated unless areas of affordable housing are created away from new/existing developments (off site, or on the fringes). If this occurs, transport assessments will need to confirm that the housing is adequately served by public transport.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
16.	N/A		
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent ST/LT - Given that the policy option supports housing growth of an appropriate size and types there will be a short term marginal increase in waste from construction. There will also be a longer term increase in waste streams from those residents.	Permanent ST/LT - The no policy option would still result in housing construction, though this would be dictated by the market. There will be a long-term increase in waste streams from residents as well as short term construction impacts.	Waste will be likely during construction. The quantities can be minimised through best practice measures. For operation, design should include space for recycling bins to encourage users to recycle waste.
18. and 19	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent LT - Assuming that development in the rural areas is likely to increase the risk of impact on greenfield land and any ecological assets therein, the proposed policy may have a minor negative effect.	Permanent LT - Assuming that development in the rural areas is likely to increase the risk of impact on greenfield land and any ecological assets therein, the proposed policy may have a minor negative effect.	Specific projects which occur as a result of these options will need to consider their impact on historic biodiversity assets within Thanet.
21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Unknown ? The proposed policy and no policy option have the potential to affect the housing mix and the economic viability of some house building projects. It is not clear how sustainably housing will be built in terms of operational standards, or use of best practice construction methods.		Ensure policy around new build properties encourages sustainable practices.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown ? The proposed policy and no policy option have the potential to affect the housing mix and the economic viability of some house building projects. It is not clear how		Ensure policy around new build properties encourages sustainable practices.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	sustainably housing will be built in terms of operational standards, or use of best practice construction methods.		
Summary			
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.			

Policy 19: SP19 – Affordable Housing

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent, ST/LT +</p> <p>The proposed policy would maintain the status quo and deliver 30% affordable housing.</p> <p>The housing topic paper states that an economic viability study of development in Thanet has found that the headline district wide 30% affordable housing target would be not impact on scheme viability. Therefore it is assumed that development will not be restricted with this target.</p>	<p>Permanent LT --</p> <p>It is assumed that without the affordable housing target, developers would not necessarily factor this in, and the supply would stagnate in the context of very high need. This would mean continued growth in the number of homes but reduced housing mix.</p>	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral 0	Both the no policy option and no policy option would not alter the status quo.	
3. To provide access to appropriate educational facilities for all sectors of society including focus on training	Neutral 0		-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
vulnerable and welfare dependant workers with skills necessary to ensure year round employment.	None of the options alter the accessibility or provision of education facilities or educational attainment.		
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 All other things being equal this would maintain the status quo. It is assumed that this means no change in the levels of crime or public perceptions of crime.	Permanent LT - It is assumed that this would result in under provision of affordable housing. This could have knock on effects to homelessness which in turn affect crime.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent LT + Assuming that new development will be tested in terms of its accessibility to key facilities, this means the affordable housing therein will have adequate access.	Permanent LT -- It is assumed that without the affordable housing target, developers would not necessarily factor this in, and the supply would stagnate in the context of very high need. Assuming that more vulnerable people in society are more likely to depend on affordable housing, this means these people would suffer from reduced supply in housing potentially increasing deprivation.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent LT + This will maintain the status quo. It will ensure that a certain amount of affordable housing is integrated with all larger housing developments and result in a mix of people from different socio-economic background within housing developments.	Permanent LT - It is assumed that without the affordable housing target, developers would not necessarily factor this in, and the supply would stagnate in the context of very high need.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
		This could potentially result in less integration in new/existing communities.	
7. and 8	N/A.		N/A.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Unknown ?</p> <p>House building will continue under the proposed policy and no policy options. It is not known where this will occur. If it occurs near tourist or natural, semi natural or built assets there could be an impact, however more spatial information is required to inform this decision.</p>		-
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.	<p>Permanent LT +</p> <p>Mix of development will continue to include affordable housing, in line with local needs. Questions exist over whether this is enough.</p> <p>Not possible to predict effects on previously developed land or greenfield.</p>	<p>Permanent LT -</p> <p>Assuming this option results in a fall in supply of affordable housing, the mix of development will not match up to the need.</p> <p>Not possible to predict effects on previously developed land or greenfield.</p>	-
11. To ensure that a sustainable pattern of development is pursued.	<p>Unknown ?</p> <p>House building will continue under the proposed policy and no policy options. It is not known where this will occur. If development occurs near or within more densely populated (and therefore better served) areas, there will be a positive effect through reduced need to travel. The opposite will be true of development in more rural areas.</p>		-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly	<p>Unknown ?</p> <p>House building will continue under the proposed policy and no policy options. It is not known where this will occur (i.e. if development will avoid sensitive areas) or how landscape and townscape design / mitigation will be employed.</p>		-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
associated with town centres and coastal areas.			
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ? House building will continue under the proposed policy and no policy options. It is not known where this will occur (i.e. if development will avoid sensitive areas, structures of in situ remains) or how design / mitigation will be employed.		Specific projects which occur as a result of these options will need to consider their impact on historic archaeological or architectural features.
14. To improve air quality in the District's Air Quality Management Areas.	Unknown ? The proposed policy and no policy options have the potential to affect the housing mix and the economic viability of some house building projects. It is not clear where development will occur, as such it is unclear how the need to travel and car use will be influenced, and as such effects on air quality cannot be predicted.		-
15. to 21.	N/A		N/A.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Unknown ? The proposed policy and no policy options have the potential to affect the housing mix and the economic viability of some house building projects. It is not clear how sustainably housing will be built in terms of operational standards, or use of best practice construction methods.		-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown ? The proposed policy and no policy options have the potential to affect the housing mix and the economic viability of some house building projects. It is not clear how sustainably housing will be built in terms of operational standards, or use of best practice construction methods.		-
Summary 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.			

Policy 20: Policy SP20 – Development in the Countryside

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent direct LT + Maintaining protection for Green Wedges and countryside will ensure the status quo for tourism and leisure uses in these areas.	Permanent, direct LT --/? Affording no protection policy may result in development which could be detrimental to the tourism sector.	-
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.	Permanent direct LT + Maintaining protection for Green Wedges and countryside, or encouraging their use for leisure will ensure the status quo and prevent development. Indirectly this may push development towards previously developed land.	Permanent, direct LT --/? Affording no protection policy may result in development on this land and away from previously developed land.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent indirect LT + Maintaining protection for Green Wedges and countryside, or encouraging their use for leisure will ensure the status quo and prevent development. Indirectly this may push development towards previously developed land and protect environmentally important features. Therefore an indirect, beneficial effect is predicted.	Permanent, direct LT --/? Affording no protection policy may result in development on this land and away from built up areas served by key facilities.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent indirect LT + Maintaining protection for Green Wedges and countryside, will help to conserve the natural and landscape and townscape.	Permanent, direct LT --/? Affording no protection policy may result in development that has a detrimental effect on landscape and townscape.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0. The majority of the options will have no effect on listed buildings or conservation areas. Removing the protection to the countryside could have an indirect effect on these resources by encouraging development in new areas out of towns.		-
14.	N/A		-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0. None of the policy options are likely to directly impact on transport therefore a neutral effect is predicted.		-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0. None of the policy options are likely to directly impact on transport therefore a neutral effect is predicted.		-
17. to 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent direct LT + The proposed policy will actively promote the protection of these areas	Permanent, direct LT - /? The no policy option will remove current protection and potentially result in damage to these areas.	-
21.to 23.	N/A		N/A
Summary			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.			

Policy 21: Safeguarding the Identity of Thanet's Settlements

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent direct LT ++ Encouraging the appropriate development of these areas will boost the tourism sector.	Permanent, direct LT -- Affording no protection policy may result in development which could be detrimental to the tourism sector and limit the benefits that could be obtained from appropriate leisure use within the urban fringe.	-
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.	Permanent direct LT + Ensuring that development is limited within these areas would focus development towards previously developed land.	Permanent, direct LT -- Affording no protection policy may result in development on this land and away from previously developed land.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent direct LT + Rural protection afforded by the proposed policy would help establish clear development patterns, which would promote a more compact approach to urban development.	Permanent, direct LT -- Affording no protection policy may result in development on this land and away from built up areas served by key facilities.	Assuming that land use planning policies are implemented sustainably, neighbouring land uses should limit the need for travel and be complimentary.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent direct LT + Maintaining protection for Green Wedges and countryside, will help to conserve the natural and landscape and townscape.	Permanent, direct LT -- Affording no protection policy may result in development that has a detrimental effect on landscape and townscape.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0	The majority of the options will have no effect on listed buildings or conservation areas. Removing the protection to the countryside could have an indirect effect on these resources by encouraging development in new areas out of towns.	-
14.	N/A	N/A	
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0	None of the policy options are likely to directly impact on transport therefore a neutral effect is predicted.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0	None of the policy options are likely to directly impact on transport therefore a neutral effect is predicted.	-
17. to 19	N/A	N/A	
20. To conserve and enhance biodiversity.	Permanent direct LT +	Permanent, direct LT - /?	The potentially adverse effects associated with the no policy option would likely be mitigated by other policies in the Local Plan that seek to protect biodiversity features. The notion of preventing development in green wedges is fundamental in the conservation and enhancement of biodiversity.
21.to 23	N/A	N/A	
Summary			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.			

Policy 22: Policy SP22 – Protection and Enhancement of Thanet's Historic Landscape

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, ST/LT +	Permanent, direct LT - /?	The no policy option has an adverse effect because without any form of protection development detrimental to townscape value
7. and 8	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, ST/LT +	Permanent, direct LT - /?	The no policy option has an adverse effect because without any form of protection development detrimental to townscape value
10. to 11	N/A		N/A
12. To conserve and enhance the character and quality of the area's	Permanent direct ST/LT ++	Neutral 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
landscape and townscape particularly associated with town centres and coastal areas.	The proposed policy has the potential to have a positive impact on this objective by helping to protect and retain areas of townscape value that contribute the quality of townscape.	A no policy option would not alter the status quo.	
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent direct ST/LT ++ The proposed policy has the potential to positive impact on this objective by helping to protect and retain areas of townscape value that will often include heritage features such as listed and locally listed buildings.	Neutral 0 A no policy option would not alter the status quo.	-
14. to 23	N/A		N/A
Summary 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.			

Policy 23: Policy SP23 – Green Infrastructure

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + The proposed policy has the potential to positively impact on this objective by delivering new development that includes adequate open space,	Neutral 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	landscaping and provision of wildlife habitats.		
7. and 8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + The proposed policy has the potential to positively impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats. This could protect and enhance the street scheme and support the tourist economy.	Neutral 0 A no policy option would not alter the status quo.	
10. and 11	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT + The proposed policy has the potential to positively impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats. This has the potential to enhance and conserve the landscape and townscape.	Neutral 0 A no policy option would not alter the status quo.	
13. to 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent. Indirect. ST/LT + The proposed policy has the potential to positively impact on this objective by delivering new development that	Neutral 0 A no policy option would not alter the status quo.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	includes adequate open space, landscaping and provision of wildlife habitats.		
21. to 23.	N/A		N/A
Summary			
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 24: Policy SP24 NPPF – Biodiversity Enhancements

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent LT + The proposed policy will seek to enhance the local environment and will improve the sense of place in a number of rural / semi-rural locations.	Permanent LT -/? Without the policy, biodiversity potential could be adversely affected. The magnitude of the effect is uncertain because this would depend scale of any open space loss.	-
7. and 8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent LT + The proposed policy is likely to have a beneficial effect on this objective because they help to support a natural and semi-natural areas.	Permanent LT -/? Without protection many areas could be adversely affected. The magnitude of the effect is uncertain because this would depend scale of any open space loss.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	Improving public areas and the green areas will increase the likelihood of tourism.		
10. and 11.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent Direct ST/LT + The effects of the proposed policy are beneficial because these options both contribute towards enhancing the character of the district. The proposed policy relates to the enhancement and/or protection of open space. As a result of the proposed policy there will be a slight positive effect.	Permanent LT - Without this policy support the loss of public open spaces could have a detrimental effect on this objective.	-
13. to 18.	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent, Direct, ST/LT + Certain types of green infrastructure and green space can provide protection from flooding. Encouraging their development and/or protection will have appositive effects. The proposed policy is likely to support sustainable forms of drainage where the open space supports natural infiltration of surface water and rain water	Unknown ? The effects are unknown because this policy might not have any effect on flood risk or it could result in the loss of natural greenspace resulting in an increased risk from flooding.	-
20. To conserve and enhance biodiversity.	Permanent; Direct, LT ++ The proposed policy is inherently supportive of this objective.	Neutral 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
21. to 23	N/A.		N/A.
Summary 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.			

Policy 25: Policy SP25 – Protection of European, SSSI and National Nature Reserves

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 8.	N/A.		N/A.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, Direct, ST/LT +	Neutral 0	- A no policy option would not alter the status quo.
10. and 11	N/A.		N/A.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent, Direct. LT ++	Neutral 0	- A no policy option would not alter the status quo.
13. to 18	N/A.		N/A.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent Indirect LT + Certain types of green infrastructure and green space can provide protection from flooding. Encouraging their development and/or protection will have a positive effect by safeguarding green spaces which can act as flood mitigation. Active protection and enhancement of nature conservation areas will prevent unacceptable development, particularly on Thanet's coastal areas.	Neutral 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent Direct LT ++ The proposed policy is inherently supportive of this objective. Policy support for green spaces and open space etc. can have positive effects on biodiversity by protection such areas from potentially adverse impacts and activity.	Neutral 0 A no policy option would not alter the status quo.	-
21.to 23	N/A.		N/A.
Summary 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.			

Policy 26: Policy SP26 – Protection of Open Space

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A.		N/A.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, Direct, ST/LT + The proposed policy will help to maintain a sense of place by restricting the amount of sprawling growth that occurs and could result in the towns and neighbourhoods losing their identity.	Permanent LT -/? Without protection the sense of place in many areas could be adversely affected. The magnitude of the effect is uncertain because this would depend scale of any open space loss.	-
7. and 8.	N/A.		N/A.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, Direct, ST/LT +. The proposed policy is likely to have a positive contribution towards this objective by protecting features that contribute to the character of the area and also support the visitor economy.	Permanent LT -/? Without protection many areas could be adversely affected. The magnitude of the effect is uncertain because this would depend scale of any open space loss.	-
10. and 11.	N/A.		N/A.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent; Direct, LT ++ Active protection and enhancement of open space areas will prevent unacceptable development and actively contribute to a retention and improvement of landscape / townscape character.	Permanent LT - Without this policy support the loss of public open spaces could have a detrimental effect on this objective.	-
13. to 18	N/A.		N/A.
19. To ensure appropriate development control procedures in place to manage	Permanent Direct LT +	Unknown ?	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Certain types of green infrastructure and green space can provide protection from flooding. Active protection and enhancement of open space areas will prevent unacceptable development, particularly on Thanet's coastal areas and create a natural buffer zone between development and potential areas at risk from flooding and erosion.	The effects of the no policy option are unknown because it may not have any effect on flood risk or it could result in the loss of natural greenspace resulting in an increased risk from flooding.	
20. To conserve and enhance biodiversity.	Permanent Indirect LT + The proposed policy provides support for green spaces and opens space etc. can have positive effects on biodiversity by protection such areas from potentially adverse impacts and activity. The protection of open space areas will indirectly protect natural and semi-natural habitats that support a range of species.	Permanent LT - Without this policy support the loss of public open spaces could have a detrimental effect on this objective.	-
21. to 23	N/A.		N/A.
Summary 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.			

Policy 27: Policy SP27 – Provision of Accessible nature and Semi Natural Green Space, Parks Gardens and Recreation Grounds

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A.		N/A.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, Direct, ST/LT + The proposed policy will help to maintain a sense of place by restricting the amount of sprawling growth that occurs by ensuring that amenity and natural / semi-natural green space, parks and allotments are included within the urban realm.	Permanent LT -/? Without protection the sense of place in many areas could be adversely affected. The magnitude of the effect is uncertain because this would depend scale of any development.	-
7. and 8.	N/A.		N/A.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, Direct, ST/LT +. The proposed policy is likely to have a positive contribution towards this objective by promoting features that contribute to the character of the area and also support the visitor economy.	Permanent LT -/? Without protection many areas could be adversely affected. The magnitude of the effect is uncertain because this would depend scale of any development.	-
10. and 11.	N/A.		N/A.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent Direct ST/LT + The effects of the proposed policy are beneficial as it directly contributes towards enhancing the character of the district.	Permanent LT - Without this policy support the lack of public open spaces could have a detrimental effect on this objective.	-
13. to 18	N/A.		N/A.
19. To ensure appropriate development control procedures in place to manage	Permanent LT +	Unknown ?	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Certain types of green infrastructure and green space can provide protection from flooding. Encouraging their development will have appositive effects.	The effects are unknown because this policy might not have any effect on flood risk or it could result in the increase in developed areas resulting in an increased risk from flooding from surface run off.	
20. To conserve and enhance biodiversity.	Permanent Indirect LT + Policy support for green spaces and opens space etc. can have positive effects on biodiversity by promoting such areas as an integral part of new developments. This inherently increases the provision of accessible open space of all types.	Neutral 0 A no policy option would not alter the status quo.	-
21. to 23	N/A.		N/A.
Summary The proposed policy seeks to promote an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives.			

Policy 28: Policy SP28 – Quality Development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + The proposed policy will have the potential to positive impact on this objective by setting criteria to promote	Permanent, indirect ST/LT -? The no policy option has an adverse effect because without any form of	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	design quality that considers existing buildings and residents. This will help to reinforce a sense of place and help to create areas where residents are pleased to live.	protection development could be detrimental to townscape value.	
7. and 8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + The proposed policy will have the potential to positive impact on this objective by setting criteria to promote design quality that considers existing buildings and residents. This will help to make new developments pleasant places for people to live, work and visit which will have indirect benefits for the visitor and tourist economy.	Permanent, Direct ST/LT -/? The no policy option has an adverse effect because without any form of protection development could be detrimental to townscape value.	-
10. and 11	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent direct ST/LT ++/? The proposed policy is likely to have a significant beneficial effect on the character of the public realm, open spaces and the character and appearance of the District's townscape. However, the specific policy criteria and mechanism for achieving these outcomes will require further development and assessment in subsequent stages of the development of the Local Plan.	Permanent, indirect ST/LT -/? The no policy option has an adverse effect because without any form of protection developments could be detrimental to the overall townscape value.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. ST/LT ++ The proposed policy has the potential to positive impact on this objective ensuring that all development takes into account their effects on the character of the area and the setting of nearby buildings and areas of public realm.	Permanent, indirect ST/LT -/? The no policy option has an adverse effect because without any form of protection developments could be detrimental to the overall townscape value.	-
14. to 23	N/A		N/A
Summary 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.			

Policy 29: Policy SP29 – Conservation and Enhancement of Thanet’s Historic Environment

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 4.	N/A		N/A
5. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent. Indirect. ST/LT + The proposed policy will have the potential to positive impact on this objective by helping to protect and retain areas of townscape value that contribute towards the sense of place and can make towns pleasant places to live.	Permanent, indirect ST/LT -/? The no policy option has an adverse effect because without any form of protection development could be detrimental to townscape value.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
6. to 7.	N/A		N/A
8. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + The proposed policy will have the potential to positive impact on this objective by helping to protect and retain areas of townscape value that contribute towards the sense of place and can retain the appeal of the towns within the District as visitor attractions.	Permanent, indirect ST/LT -/? The no policy option has an adverse effect because without any form of protection development could be detrimental to townscape value	-
9. 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.	Permanent. Indirect. ST/LT + The proposed policy will actively encourage and support urban renaissance by promoting the reuse of existing listed buildings.	Neutral 0 A no policy option would not alter the status quo.	-
10.	N/A		N/A
11. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ++ The proposed policy has the potential to positive impact on this objective by helping to protect and retain areas of townscape value that contribute the quality of townscape.	Permanent, indirect ST/LT -/? The no policy option has an adverse effect because without any form of protection developments could be detrimental to the overall townscape value.	
12. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ++ The proposed policy has the potential to positive impact on this objective by helping to protect and retain areas of	Permanent, indirect ST/LT -/? The no policy option has an adverse effect because without any form of protection developments could be	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	townscape value that contribute the quality of townscape.	detrimental to the overall townscape value.	
13. to 23	N/A		N/A

Summary

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 30: Policy SP30 – Climate Change

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Unknown ? Depending on the nature of the measures required this could have a potentially adverse effect on housing supply if it affects viability. However, it is noted that over the long term the effect might be beneficial if it results in housing that is more viable in a warmer and drier climate.	Neutral. 0 A no policy option would not alter the status quo.	The robust design of housing sites should incorporate climate change requirements whilst not being detrimental to viability.
2. to 6.	N/A		N/A
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.	Permanent, indirect ST + Indirectly, there may be some small scale opportunities to support jobs within the green sector by requiring	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	retrofit projects to adapt to climate change.		
8. to 12	N/A		N/A
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ? The proposed policy might result in some impact on listed buildings, if they undergo refurbishment.	Neutral. 0 A no policy option would not alter the status quo.	Any refurbishment in line with climate change issues should be sympathetic to the historic environment.
14. to 18.	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent, direct LT + The proposed policy will enhance provisions with regards to the management of flood risk yet it would potentially occur in differing ways, but with the same effects.	Neutral. 0 A no policy option would not alter the status quo.	-
20. to 23.	N/A		N/A
<p>Summary</p> <p>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.</p>			

Policy 31: Policy SP31 – Healthy and Inclusive Communities

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent, direct LT + The proposed policy would ensure the continued development and maintenance of health services across the region. In order to enhance services on offer, policy adoption would be required to enhance the services available.	Neutral. 0. A no policy option would not see a decline in health services due to existing budgets being in place.	-
3. to 4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent, direct LT + The proposed policy would ensure a healthy inclusive community can be created especially in deprived regions which could be subject to potential developments. Without such policies it is possible the deprivation could worsen due to a lack of policies to raise local living standards and create healthy inclusive communities. Adoption of the proposed is highly recommended due to the multifaceted approach which will help to decrease deprivation across Thanet.	Permanent. Direct ST/LT -? Under a no policy option there would not be a requirement for developments to contribute towards creating a healthy and inclusive community. Over time deprivation could rise as a result of communities being isolated and non-inclusive.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, direct LT + The proposed policy would increase the potential social interactions across the community and the subsequent health benefits would follow. By increasing the opportunities for interaction a sense	Neutral. 0. A no policy option would not impact the current community structure as there would not be a decline in existing services and offerings that contribute to the community.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	of community feel can be enhanced within individuals due to the appreciation of neighbours. A no policy option would not detract current community interactions but adoption of the policy would indirectly increase the potential for community interactions to meet this sustainability objective.		
7. to 11	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent, direct LT + The proposed policy would help conserve the character and quality of the natural and urban landscapes. This would encourage environmentally sustainable mixed use areas of character and charm.	Unknown ? Through a no policy option it is unknown if the character and quality of the local spaces would decline. It could be conceivable that naturally the areas in question sustain their integrity yet similarly without guidance for new developments decline could be possible due to a lack of safeguarding.	Mitigation is required in order to ensure that mixed use developments do not over reach in terms of character and detract from aesthetic value from the area. Appropriate planning policies and procedures should be in place to ensure that the proposals are adequate and relevant to ensure the conservation and enhancements of local character.
13. to 23.	N/A		N/A
Summary 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 32: Policy SP32 – Community Infrastructure

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A		N/A
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent; Direct, ST/LT ++ Policy adoption would increase accessibility to new and existing health care facilities.	Neutral. 0. A no policy option would not see a decline in health services due to existing budgets being in place.	-
3.	N/A		N/A
4. To increase public safety and reduce crime and fear of crime.	Permanent; Direct, ST/LT ++ The proposed policy would result in a significant beneficial effect for future development by requiring this to be considered as part of development design.	Permanent, Direct ST/LT -? The no policy option could result in development that does not integrate safety features into its design and development therefore an adverse effect is predicted	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent; Direct ST/LT + + Policy adoption would see TDC work with organisations to increase key facilities across the region, including health care facilities. Open spaces would also be preserved which will help promote a healthier lifestyle through open public spaces being utilised recreationally. In turn this would reduce the level deprivation by raising general health standards.	Permanent, Direct ST/LT -? Under a no policy option there would not be a requirement for developments to contribute towards creating a healthy and inclusive community. Over time deprivation could rise as a result of communities being isolated and non-inclusive.	-
6. To create vibrant balanced communities where residents feel a	Permanent; Indirect ST/LT +/? The proposed policy includes the safe guarding of open spaces for recreation	Neutral. 0 A no policy option would not impact the current community structure as	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	activities Through providing recreational facilities amongst the other types detailed in the policy, community atmosphere and spirit can grow due to a healthier approach to living. In turn this can cause a rise in a sense of belonging within the community due to the potential increased social interaction and healthy option facilities within the area.	there would not be a decline in existing services and offerings that contribute to the community.	
7. to 23			N/A
Summary			
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 33: Policy SP33 – Expansion of Primary and Secondary Schools

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. and 2			
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.	Permanent; Direct ST/LT+	Neutral. 0	A no policy option would not adversely affect the education of the local population. A no policy option however could cause a local education stagnation and overcrowding of schools.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	opportunities for locals to increase their skill set.		
4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent; Indirect LT + By providing a means of educating the younger population it is possible to reduce the level of deprivation by increasing educational standards. In turn this could lead to a future rise local skilled labour and a move away from deprivation. This is a potential long term indirect impact.	Permanent, Indirect LT - The effects of the no policy option are adverse because over time the lack of facilities to provide an increase in educational standards and the subsequent accompanying effects, would lead to increase in population within the deprivation category.	-
6.	N/A		N/A
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.	Permanent; direct ST/LT + Expansion of schools would provide opportunities both in the short and long term for employment. Construction services and skills would be utilised throughout the building phases whilst the increased capacity would need to be staffed by local residents and as such providing potential for long term employment.	Neutral. 0 Through A no policy option, there would be no opportunities created but it would not cause a decline in other local opportunities. As such the job market would most likely be unaffected.	-
8. to 23.	N/A		N/A
Summary			
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			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 generationaly inhibiting as a lack of investment into the education system could cause stagnation and overcrowding of resources.			

Policy 34: Policy SP34 – Safe and Sustainable Travel

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A		N/A -
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent. Indirect. ST/LT. +</p> <p>Policy adoption could result in the provision of safe, secure and convenient access for all road users. The policy would increase the provision for sustainable modes of transport including cycling which would indirectly aid health enhancements by providing an opportunity for exercise. Similarly increased sustainability would reduce traffic emissions and reliance upon vehicles, which would also benefit local health.</p>	<p>Neutral. 0.</p> <p>A no policy option will not alter the status quo.</p>	-
3.	N/A		N/A
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent. Indirect. ST/LT. +</p> <p>Policy adoption could result in the provision of safe, secure and</p>	<p>Unknown?</p> <p>Given that the details and plans of future developments are not known it is</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	convenient transport access for all road users in new developments. Subsequently it would be possible to design out crime by creating safe appropriate developments.	not possible to quantify the effects upon the SA objective.	
5. to 10.	N/A	N/A	
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. LT + Policy adoption would pursue sustainable practices by increasing the provision of safe, secure and convenient access for all road users in new developments. The policy would increase the provision for sustainable modes of transport including cycling. This would have additional benefits in that the local air quality and the health of residents would improve due to the increased travel options instead of relying upon cars. .	Neutral. 0. A no policy option will not alter the status quo.	-
12. and 13	N/A	N/A	
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT. + Policy adoption could allow the utilisation of a sustainable transport method that would reduce emissions through decreased road traffic thus improve the AQMA's.	Neutral. 0. This option will not alter the status quo, given current national legislation guidance to improve air quality.	-
15. To provide a sustainable public transport network that allows access to	Permanent. Direct. ST/LT. ++	Neutral. 0.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
key facilities, services and employment opportunities without reliance on private vehicles.	The proposed policy would require new developments to be designed to reduce the need to travel privately and enhance the local public transport network. Therefore, the option would have a significant role in reducing the use of private vehicles due to the increase in public transport provisions.	A no policy option will not alter the status quo.	
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT. + The proposed policy would require new development create a safe and sustainable transport network by promoting walking, cycling and the use of public transport. Increasing such provisions will connect Thanet to the wider region in a sustainable manner, however the impacts are only deemed minor as the policy does not make reference to rail or air.	Neutral. 0. A no policy option will not alter the status quo.	-
18. to 23	N/A	N/A	
Summary 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 35: Policy SP35 – Accessible Location

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A	N/A	
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Indirect. ST/LT. + The proposed policy would seek to ensure that developments are appropriately served by a range of transport options including by foot, cycle or public transport.	Neutral. 0. A no policy option will not alter the status quo.	-
3.	N/A		N/A
4. To increase public safety and reduce crime and fear of crime.	Unknown? Given that the details and plans of future developments are not known it is not possible to quantify the effects upon the SA objective.	Neutral. 0. A no policy option will not alter the status quo.	-
5. to 10.	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. LT + Policy adoption would pursue sustainable practices by striving to ensure that new developments would be situated appropriately to reduce the need travel but ensure that any required travel safe, secure and convenient in order to access facilities and services. The policy would increase the provision for sustainable modes of transport including cycling. This would have benefits in that local air quality and	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	health of residents would improve due to the increased options of travel.		
12. and 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT. + The proposed policy would seek to increase the accessibility to local services via foot, cycle or public transport. The utilisation of a sustainable transport method that would reduce emissions through decreased road traffic.	Permanent. Direct. ST/LT. + The no policy option will not alter the status quo, given current national legislation guidance to improve air quality.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT. ++ The proposed policy would require new development to mitigate the need to travel large distances to reach services and facilities by situating the developments in more accessible areas for public transport, pedestrians and cyclists. Therefore, the proposed policy would have a significant role in reducing the reliance on cars, whilst encouraging the use of sustainable transport or reducing the need to travel.	Neutral. 0. A no policy option will not alter the status quo.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT. + Policy adoption would seek to ensure that developments which increase the need for travel are appropriately serviced by a range of services that are accessible by foot, cycle or public	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	transport. This could link Thanet to the wider south east region by providing methods of transport to areas to previously poorly accessible regions.		
17. to 23	N/A		N/A
Summary			
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 36: Policy SP36 – Transport Infrastructure

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, Indirect + This might make future housing developments more appealing if residents have more choice in the modes of transport available to them.	Neutral. 0. A no policy option will not alter the status quo.	-
2. to 10.	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Neutral. 0. Neither the proposed policy nor the no policy option will not alter the status quo.		-
12. and 13	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent, Direct LT + The proposed policy will contribute towards improving air quality by helping to reduce reliance on fossil fuel derived energy sources that are the source of atmospheric pollutants such as NO ₂ .	Neutral. 0. A no policy option will not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent, Direct LT + This option will support accessibility by increasing the range of modes available and helping to reduce reliance on private car use.	Neutral. 0. A no policy option will not alter the status quo.	-
16. to 18	N/A		N/A
19. to 21	N/A.		N/A.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent Direct LT ++ The combined effect of the proposed policy, along with additional infrastructure policies, will make a significant contribution towards achieving this objective by promoting the efficient use of fuel for transportation.	Neutral. 0. A no policy option will not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct LT ++ The combined effect of the proposed policy, along with additional infrastructure policies, will make a significant contribution towards	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy efficient use of fuel for transportation.		
Summary 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 37: Policy SP37 – Connectivity

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 23	N/A		No SA required as this policy relates to transport modelling
Summary No SA required as policy relates to statement of intent to lobby for investment			

Policy 38: Policy SP38 – Strategic Road Network

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 23	N/A		No SA required as this policy relates to transport modelling
Summary No SA required as policy relates to statement of intent to undertake modelling of impact on strategic road network outside the district			

Policy 39: Policy SP39 – New Rail Station

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent. Indirect. ST/LT ? An uncertain effect is predicted because creating a new station might help to boost the image of the area by making it more accessible. However, creating a new station away from the existing urban centres could detract from their sense of place if fewer people visit.	Neutral. 0. A no policy option will not alter the status quo.	The uncertain and associated with the proposed policy could be mitigated by combining it with other policies that ensure that where the station is located supports non-car transport links to the Airport, and employment sites and residential areas.
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.	Permanent. Indirect. ST/LT ++/? The proposed policy provides considerable potential benefit as it would increase accessibility to jobs across Kent and into Central London. A new station would allow a greater proportion of resident's easier access to	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>jobs in other towns along the HS1 route and also opportunities in the Thames Gateway and East and Central London. A new station could also provide a focus for further employment development if designed appropriately.</p> <p>The effect is indirect because the proposed policy does not guarantee that the employment opportunities will be created or available to residents using the link.</p>		
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT ++ <p>The proposed policy would provide the potential benefits as it would contribute towards economic growth throughout Thanet. A new station would allow a greater proportion of resident's easier access to jobs in other towns along the HS1 route and also opportunities in the Thames Gateway and East and Central London. It would also support the visitor economy by increasing access to the District and the Airport. As a consequence this is likely to have a significant effect on per capita GVA.</p>	Neutral. 0. <p>A no policy option will not alter the status quo.</p>	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ++ /? <p>The proposed policy will create potential benefits, due to its proximity and potential for connectivity to the Airport. A new station would support</p>	Neutral. 0. <p>A no policy option will not alter the status quo.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	the visitor economy by attracting visitors to the area as well as providing the UK tourism market with enhanced access to the Airport, although the station and associated infrastructure could have an adverse visual and landscape effect		
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.	Permanent. Direct. ST/LT -/? The proposed policy is likely to result in the development of a greenfield site and would therefore not be in support of this objective.	Neutral. 0. A no policy option will not alter the status quo.	During the design and construction there might be opportunities to re-use materials, existing features (e.g. drainage) to minimise potentially adverse effects.
11. To ensure that a sustainable pattern of development is pursued	Permanent. Direct. ST/LT + /? A new rail station would increase transport access for both Ramsgate and rural communities within its environs, opening up increased travel opportunities within Thanet and to London. However, pressure may be placed on land surrounding the new rail station to be developed for commuter housing, hence the uncertainty of the effects against this objective.	Neutral. 0. A no policy option will not alter the status quo.	N/A.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT -/? The proposed policy has the potential to alter the landscape character and have visual impacts in the area around the station.	Neutral. 0. A no policy option will not alter the status quo.	The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	A new station would be mostly likely located on a greenfield site. However, during the design and construction there might be opportunities to re-use materials, existing features (e.g. drainage) to minimise potentially adverse effects.		
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? The proposed policy could have positive or negative effect on, listed buildings, scheduled monuments and other features of cultural, historical or archaeological value and their setting.	Neutral. 0. A no policy option will not alter the status quo.	How future development respects and integrates with heritage and archaeological features will be addressed under other issues and policy options including NPPF.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct ST/LT + The proposed policy has the potential to have a positive effect. The policy could potentially result in modal shift away from private car use which might contribute towards achieving the objectives of the AQMA. However, the policy is unlikely to fully address the root cause of air quality issues in the District so the effect is considered minor	Neutral. 0. A no policy option will not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT ++ The proposed policy provides the greatest benefits to the provision of a sustainable transport network and would help to support modal shift,	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>particularly for commuters from settlements outside of Ramsgate.</p> <p>This will help to expand rail capacity within the District, access to the Airport by non-private car and would also increase the transport for commuters to access the district from elsewhere and also increase access to other centres in Kent and London via the HS1 route.</p>		
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent. Direct. ST/LT ++</p> <p>The proposed policy provides the greatest benefits to the provision of a sustainable transport network and would help to support modal shift, particularly for commuters from settlements outside of Ramsgate.</p> <p>This will help to expand rail capacity within the District, access to the Airport by non-private car and would also increase the transport for commuters to access the district from elsewhere and also increase access to other centres in Kent and London via the HS1 route.</p>	<p>Neutral. 0.</p> <p>A no policy option will not alter the status quo.</p>	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent. Indirect. STT -/?</p> <p>Increased development is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and</p>	<p>Neutral. 0.</p> <p>A no policy option will not alter the status quo.</p>	The potentially significant adverse effect of the proposed policy can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England)

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁴⁷ . Potentially this could result in a significant effect.		2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT ? Although the development of a new station and related infrastructure will result in the emission of GHG. There is the potential for these emissions to be offset by reduced emissions from modal shift away from private car use.	Neutral. 0. A no policy option will not alter the status quo.	The scale of the potential benefits of the proposed policy are, at this level of assessment, unclear due to insufficient detail about the scale of potential emissions reductions from modal shift. It is suggested that development management policies include this as a requirement of any future development to fully understand the contribution that these measures could make to tackling climate change.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct ST/LT 0 A neutral effect is predicted because the broad area described for the station is outside the flood zones. If the development is greater than 1ha, which is quite likely, it will also require a FRA which will identify how surface runoff levels will be maintained or enhanced.	Neutral. 0. A no policy option will not alter the status quo.	It is also assumed that the requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ?	Neutral. 0.	The effects of land allocation has been assessed as part of the site allocations process as detailed within this SA. For

⁴⁷ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>The proposed policy has the potential to have a positive or a negative effect. This is dependent upon where the development occurs and also the type of development. However the proposed site is unlikely to have an effect on any locally designated sites.</p>	<p>A no policy option will not alter the status quo.</p>	<p>example it will be possible to assess potential effects upon this particular objectives through studying the Kent BAP.</p>
<p>21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites</p>	<p>Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs (though a general site is safeguarded for the development), the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district.</p>	<p>Neutral. 0. A no policy option will not alter the status quo.</p>	<p>The effects of land allocation has been assessed as part of the site allocations process as detailed within this SA. The NPPF also requires unacceptable risks to water to be mitigated therefore development plans and national policy should provide adequate safeguards, particularly for aquifers and SPZs. This would subsequently address the potential uncertainty.</p>
<p>22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.</p>	<p>Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.</p>	<p>Neutral. 0. A no policy option will not alter the status quo.</p>	<p>There are uncertainties associated with the proposed policy because there is insufficient detail regarding the proposed development to make a robust assessment.</p>

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Permanent. Direct, Indirect. ST/LT ?</p> <p>There is the potential for an adverse effect as the development of a new station could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. However, these may be offset by reductions in emission from modal shift from cars to trains. So an uncertain effect is predicted.</p>	<p>Neutral. 0.</p> <p>A no policy option will not alter the status quo.</p>	There are uncertainties associated with the proposed policy because there is insufficient detail to make a robust assessment at this stage.

Summary

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 no policy option. Where potentially adverse or uncertain effects have been predicted mitigation measures can be used to ameliorate the effects.

Policy 40: Policy E01 – Retention of existing employment sites

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent. Indirect. ST/LT - /?</p> <p>Some of the sites that would be protected are within urban areas and could potentially be used for housing. As a result this option might indirectly restrict growth in housing development.</p>	<p>Permanent. Indirect. ST/LT +/?</p> <p>By removing this, the protection of these sites from non-employment uses could have a beneficial effect if this resulted in further housing development occurring.</p>	-
2.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Indirect. ST/LT +/? Growth in the employment sites and the associated job opportunities could indirectly contribute towards improving the educational attainment of the working age population by creating demand for an appropriately qualified and skilled workforce.	Permanent. Indirect. ST/LT ?/+ Removing the protection of these sites for employment uses could have an indirect adverse effect on education if it results in fewer opportunities for students. But this might be offset if some of these sites where used for providing new or enhancing existing education facilities.	-
4. To increase public safety and reduce crime and fear of crime.	Permanent. Indirect. ST/LT +/? Supporting the continued growth in job opportunities and the overall growth in the economy will help to contribute towards reducing deprivation by increase employment opportunities. Indirectly this could help to reduce levels of crime. However, any links are remote hence the predicted impact is minor and uncertain.	Permanent. Indirect. ST/LT +/? If it is assumed that this option would result in the development of these sites there is also the potential for other uses to support economic growth and create places that are less vulnerable to crime and reduce the fear and perception of a risk of crime.	There are no significant differences between the policy and no policy options. Although there is no requirement for mitigation it is recommended that design principles such as 'Secured by Design'.
5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect. ST/LT +/? The proposed allocation will indirectly help to support a 'sense of place' by ensuring that jobs are located in town centres but are not over dominated by employment uses that could adversely impact on the sense of place.	Permanent Indirect. ST/LT +/? The no policy option has the potential to have a positive effect because it could allow alternative uses, to employment, to be developed which could also contribute towards creating a vibrant and balanced community with a sense of place.	Although positive effects were identified the uncertain effects of could be mitigated by spatial policy and allocations taking into account potential effects on communities and a sense of place.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent Direct. ST/LT ++ The spread of sites means that the associated job opportunities are accessible from the District's main urban and residential areas. Focussing future development to areas where existing employment uses are present will also help to support the creation of internal completion for employees which could also provide benefits for the District.	Permanent Direct. ST/LT -/? This option could potentially have a negative effect because it could result in development that does not create employment opportunities. However, it is noted that this option might result in other development that contributes towards the economic growth of the District so an 'uncertain effect is predicted'.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent Direct ST/LT ++ The proposed policy is likely to have a positive effect on the local economy because it supports the creation of new employment sites that can contribute towards economic growth and GVA. The spread of sites also means that some of these benefits can trickle down to adjacent areas and support wider regeneration.	Permanent Direct. ST/LT -/? The no policy options could potentially have a negative effect because it could result in development that does not create employment opportunities or contribute towards economic growth. However, it is noted that this option might result in other development that contributes towards the economic growth of the District so an 'uncertain effect is predicted'	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy options have the potential to have both a positive and negative effect depending on where the sites are located. As a result an overall uncertain effect is predicted.		-
10. To improve efficiency in land use through the re-use of previously	Permanent Indirect. ST/LT +/?	Permanent. Direct. ST/LT -/?	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	The proposed policy will retain already allocated sites for future employment redevelopment. This reduces dependency on additional, non-employment land, to satisfy demand	The no policy options have the potential to result in a negative effect on this objective because there is chance that they will result in the development of greenfield sites.	
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent. Direct. ST/LT +</p> <p>The majority of existing sites area located on key road routes on the edge of main urban areas in the District.</p> <p>As a result they are more likely to be accessible via public transport and non-motorised modes of transport. Therefore a minor beneficial effect is predicted.</p>	-	
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Neutral. 0.</p> <p>The proposed policy and no policy option could have positive or negative effect on landscape, character of open space and the public realm as well as the appearance of the District's countryside. However, given that these sites are already developed the surrounding landscape character is less likely to be sensitive to change less likely to be sensitive to change.</p>	-	
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Permanent. Direct. ST/LT ?</p> <p>The proposed policy and no policy option could have positive or negative effect on conservation areas, listed buildings, scheduled monuments and other features of cultural, historical or archaeological value and their setting.</p>	How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.	
14. To improve air quality in the District's Air Quality Management Areas.	<p>Permanent. Indirect. ST/LT ?</p> <p>The proposed policy and no policy option direct development away from the established AQMAs therefore there the likelihood of an adverse effect occurring is</p>	Development management policy options will address the potential uncertainty.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	reduced. However, there might be indirect effects if this option results in an increase in traffic flows and congestion. Therefore an uncertain effect is identified.		Furthermore, any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent. Direct. ST/LT +/-?</p> <p>The majority of existing sites area located on key road routes on the edge of main urban areas in the District.</p> <p>As a result they are more likely to be accessible via public transport and non-motorised modes of transport. Therefore a minor beneficial effect is predicted.</p>		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent. Direct. ST/LT +/-?</p> <p>The majority of existing sites area located on key road routes on the edge of main urban areas in the District.</p> <p>As a result they are more likely to be accessible via public transport and non-motorised modes of transport. Therefore a minor beneficial effect is predicted</p>		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent. Indirect. STT -/?</p> <p>Increased development is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan⁴⁸. Potentially this could result in a significant effect.</p>		The significant adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste

⁴⁸ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	However, there is significant uncertainty about the amount of waste that might be generated under the proposed policy or no policy option, because this is also determined by the nature of the employment use and the density of development.	facilities and the increased diversion of material from landfill.	
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Direct, Indirect. ST/LT -/?</p> <p>There is the potential for a negative effect because an increase in development land uses could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.</p>	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	<p>Permanent. Direct. ST/LT +</p> <p>A positive effect is predicted because land around employment sites is not within any of the Environment Agency's Flood zones or those identified in the SFRA.</p>	It is also assumed that the requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.	
20. To conserve and enhance biodiversity.	<p>Permanent. Direct. ST/LT ?</p> <p>The proposed policy and no policy option have the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. However it is noted that none of the sites are predicted as being likely to have a significant effect on an internationally designated site.</p>	-	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Permanent. Direct. ST/LT ?</p> <p>The proposed policy and no policy option have the potential to have both a positive and negative effect depending on where development occurs and the type of development.</p>	-	
22. To reduce the global, social and environmental impact of consumption	<p>Permanent. Direct, Indirect. ST/LT -/?</p>	There are uncertainties associated with both options because there is	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
of resources by using sustainably produced and local products.	There is the potential for a negative effect because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		insufficient detail regarding the options to make a robust assessment. The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for an adverse effect because an increase in employment land area could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary 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 41: Policy E02 – Home working

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 3	N/A.		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
4. To increase public safety and reduce crime and fear of crime.	Permanent. Indirect. ST/LT +/? The proposed policy might help to increase levels of activity and natural surveillance in residential areas because there will be people present during weekday working hours	Neutral. 0. A no policy option will not alter the status quo.	-
5.	N/A.		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + The proposed policy has the potential to make a contribution towards this objective, as it provides the opportunity for home workers to contribute towards the local community. Supporting home working will have positive effect on the sense of place and community by reducing the 'dormitory town effect'. For example home workers are more likely to use local shops and facilities rather than those in the town centres which will help to make the local centres more viable and vibrant	Neutral. 0. A no policy option will not alter the status quo.	-
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.	Permanent. Indirect. ST/LT + The proposed policy is not directly about job creation. However, it would support flexibility in the way people work which may allow people who have not been able to get into work due to other commitments (e.g. childcare) might be able to.	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT + The proposed policy is not directly about economic growth. However, it would support flexibility in the way people work which may allow people who have not been able to get into work due to other commitments (e.g. childcare) might be able to. As a result they are more likely to make positive contribution to the wider economy and growth.	Neutral. 0. A no policy option will not alter the status quo.	-
9. to 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT +/? The proposed policy is likely to have a beneficial effect in supporting this objective as it reduces the need for office space. However, these impacts might be felt elsewhere, such as London. The proposed policy potentially has a positive effect because key facilities (e.g. schools, health care and amenities) are often located in close to residential areas. However the benefits will only be minor and indirect.	Neutral. 0. A no policy option will not alter the status quo.	-
12. to 13	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT +/? The proposed policy could potentially help to reduce emissions by reducing their need to travel and could support a more sustainable pattern of development. Potential indirect effect if the proposed policy results in fewer people travelling by car, thereby reducing road traffic emissions. However the scale of any effect will be small therefore a minor effect is predicted.	Neutral. 0. A no policy option will not alter the status quo.	The no policy option does not provide stimulus that would accelerate the improvement and greater provision of communication infrastructure hence the neutral effect.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The proposed policy has the potential to allow people to reduce their need to travel. Requiring it on new development may also benefit existing residential areas if it makes providing more connectivity and the increased speed / capacity more cost effective for service providers. The proposed policy will provide the infrastructure that will help people to reduce their need to travel, by working from home. But this policy will not guarantee that residents and businesses will do this, therefore there is a degree of uncertainty associated with this option.	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect ST/LT +/? The proposed policy could potentially help to support a more sustainable pattern of development. Potential indirect effects of the proposed policy results in fewer people travelling by car. However the scale of any effect will be small therefore a minor effect is predicted.	Neutral. 0. A no policy option will not alter the status quo.	-
17.	N/A		N/A
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. ST/LT +/? The proposed policy could potentially help to reduce emissions by reducing their need to travel and could support a more sustainable pattern of development. Potential indirect effects may occur if fewer people are travelling by car, thereby reducing road traffic emissions. However the scale of any effect will be small therefore a minor effect is predicted.	Neutral. 0. A no policy option will not alter the status quo.	
19. to 22	N/A		N/A
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. ST/LT +/? The proposed policy might have a positive effect because it would help to reduce the need of people to travel. However, there is a degree of uncertainty because greater numbers of	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	people working from home might result in the less efficient use of energy (e.g. lighting and heating numerous homes rather than offices or workplaces).		
Summary			
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 42: Policy E03 – Digital Infrastructure

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent. Indirect. ST/LT +/-?</p> <p>The proposed policy has the potential to improve access to services, particularly in new developments. But this cannot be assessed in detail until the location of new development is known.</p> <p>An uncertain effect is predicted because until it is known where developments will occur; it is not possible to determine if vulnerable people will benefit.</p>	<p>Neutral. 0.</p> <p>A no policy option will not alter the status quo.</p>	Any uncertainties could be addressed by working with developers and providers to ensure people in deprived areas can access these facilities.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT +/? If this infrastructure means that people can work and live in the same area this option could contribute towards supporting the vibrancy and sense of place.	Neutral. 0. A no policy option will not alter the status quo.	-
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.	Permanent. Indirect. ST/LT +/? This infrastructure will help to support existing business and provide the facilities required by business (e.g. high speed broadband). By providing these facilities the District will be able to compete on a more equal basis with other areas and indirectly this will support job creation.	Neutral. 0. A no policy option will not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT +/? This infrastructure will help to support existing and new business and provide the facilities required by business (e.g. high speed broadband). By providing these facilities the District will be able to compete on a more equal basis with other areas and indirectly this will support the growth in GVA.	Neutral. 0. A no policy option will not alter the status quo.	-
9. and 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT +/? The proposed policy has the potential to allow people to reduce their need to travel and could support a more	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>sustainable pattern of development. Requiring such provisions on new development may also benefit existing residential areas / employment sites by making them increasingly connected by allowing them to utilise the new infrastructure. This option will provide the infrastructure that will help people to reduce their need to travel, either by working from home or by using video conferencing to reduce the need to travel on business. However uncertainty exists as it provides an infrastructure to do so and is facilitative in capacity.</p>		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent. Indirect. ST/LT ?</p> <p>An uncertain effect is predicted because the physical manifestation of telecommunication infrastructure can sometimes be intrusive (e.g. masts), but in others can be minor or negligible (e.g. below ground cable).</p>	<p>Neutral. 0.</p> <p>A no policy option will not alter the status quo.</p>	<p>Any potentially adverse effects of the infrastructure would be mitigated by NPPF policy and also possibly development management policies (e.g. to screen / hide masts).</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Permanent. Indirect. ST/LT ?</p> <p>An uncertain effect is predicted because the physical manifestation of telecommunication infrastructure can sometimes be intrusive (e.g. visual effects of masts on the setting of listed buildings or excavations impacting on below ground archaeology</p>	<p>Neutral. 0.</p> <p>A no policy option will not alter the status quo.</p>	<p>Any potentially adverse effects of the infrastructure would be mitigated by NPPF policy and also possibly development management policies (e.g. to screen / hide masts).</p>

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT +/? The proposed policy could potentially help to reduce emissions by reducing their need to travel and could support a more sustainable pattern of development. Potential indirect effect if this option results in fewer people travelling by car, thereby reducing road traffic emissions. However the scale of any effect will be small therefore a minor effect is predicted.	Neutral. 0. A no policy option will not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The proposed policy has the potential to allow people to reduce their need to travel whether on business or commuting. Requiring such services on new development may also benefit existing residential areas / employment sites by increasing local technological connectivity and services. This option will provide the infrastructure that will help people to reduce their need to travel, either by working from home or by using video conferencing to reduce the need to travel on business. But this policy will not guarantee that residents and businesses will do this, therefore there is a degree of uncertainty associated with this option.	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT +/? The proposed policy has the potential to allow people to reduce their need to travel whether on business or commuting. Requiring such services on new development may also benefit existing residential areas / employment sites by increasing local technological connectivity and services. This option will provide the infrastructure that will help people to reduce their need to travel, either by working from home or by using video conferencing to reduce the need to travel on business. But this policy will not guarantee that residents and businesses will do this, therefore there is a degree of uncertainty associated with this option.	Neutral. 0. A no policy option will not alter the status quo.	-
17.	N/A		N/A
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. ST/LT +/? Potential indirect effects of the proposed policy results in fewer people travelling by car, thereby reducing road traffic emissions. However the scale of any effect will be small therefore a minor effect is predicted.	Neutral. 0. A no policy option will not alter the status quo.	-
19.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent. Indirect. ST/LT ? An uncertain effect is predicted because the physical manifestation of telecommunication infrastructure can sometimes be intrusive (e.g. impact on the habitats of protected species).	Neutral. 0. A no policy option will not alter the status quo.	Any potentially adverse effects of the infrastructure would be mitigated by NPPF policy and also possibly development management policies. Any infrastructure works would also be subject to relevant legislation.
21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT +/? The proposed policy could potentially help to reduce the consumption of resources by providing faster and more accurate information transfer through technology. This option might have a positive effect if it allows businesses to manage their supply chains more efficiently.	Neutral. 0. A no policy option will not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. ST/LT +/? The proposed policy is the more sustainable options. However the predicted effect is minor and would be dependent on other policies to result in a positive effect. This option might have a positive effect because it would help to put into place the infrastructure to support smart grids or other technologies. However, it will not drive an overall increase in renewable generation.	Neutral. 0. A no policy option will not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
Summary			
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 43: Policy E04 – Primary and Secondary Frontages

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT+ The socio benefits of actively encouraging safeguarding and setting permitted activities along primary and secondary frontages would enhance local appeal and create a sense of pride, through creating community hubs to encompass culture, leisure, arts and heritage. Regeneration of primary and secondary would help enhance the local community feel by investing and enhancing the area. The local facilities that grow would be available to local residents' not just tourists which would increase recreational and functional opportunities in one centralised location.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT+ By adopting the policy and supporting safeguarding of uses, within primary and secondary frontages, employment hubs can be created. Through allowing only set types of activity main shopping and retail services or office spaces can be prioritised to create a central hub of activity which could lead to the growth of employment opportunities and investment.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT+ Through safeguarding primary and secondary frontages, a centralised location can be created to meet the demands of consumers. As a result, the potential negative effects of a mixed use frontage will not be realised. However, secondary frontages will be allowed to utilise cultural, leisure, art and heritage uses, which will ensure a flow of tourism for multiple reasons and not just retail or business. Primary and secondary frontages will therefore help create viable business opportunities, facilitating regeneration and employment. As such sustainability will grow as specific locations will act as hubs of	Neutral. 0 A no policy option would not alter the status quo.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	commercial activity and provide a clear spatial strategy for towns.		
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT+ Adoption of the policy will preserve areas along the primary and secondary frontage for specific uses. As such the street scene will become a vibrant enhanced atmosphere of activity weather for tourism, business or retail.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT+ Policy adoption will actively allow developments to regenerate along the primary and secondary frontages. As such reutilisation of land will occur in primary central locations of Towns within Thanet.	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ Through encouraging safeguarding of uses, within primary and secondary frontages, a centralised location can be created to meet the demands on consumers. As such the inhibition that could be created through a mixed use locality will be avoided and consequently will not restrict business activity through a loss of specific identity. However the secondary frontages will be allowed to utilise cultural, leisure, art and heritage uses to	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	ensure a flow of tourism for multiple reasons and not just retail or business. As such sustainability will grow as set locations will act as hubs of activity and provide a clear spatial strategy for towns.		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT +/? Policy adoption will seek to develop the primary and secondary frontages of the towns within Thanet. Given the areas are targeted for business and tourist use it is likely that the policy will positive enhance the townscape character in order to attract business activity.	Neutral. 0 A no policy option would not alter the status quo.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. ST/LT+ Policy adoption will seek to preserve and develop primary and secondary frontages with Thanet whereby each area has a specific functioning in order to promote business productivity. In order to attract investment and opportunities aesthetic value and local environment will play a role for tourists and business partners. As such by safeguarding certain activities in towns the preservation of architecturally important sites will be assured as it adds	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	character and appeal for potential customers.		
14. to 23	N/A		N/A
Summary			
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 44: Policy E05 – Sequential and Impact Test

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they will help to support small scale town centre development in locations that can be accessed without the need to rely on public transport and are close to areas of deprivation and that could benefit from the job and economic opportunities	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they both help to support local and district centre's function and helps to support their sense of place.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Indirect. ST/LT +/- All of the options have the potential to have a positive effect in terms of job creation.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT +/- The proposed policy has the potential to have a positive effect on this objective because they would both help to support a range and variety of town centre uses that can be accessed in local and district centres. Therefore some minor benefits for economic growth are predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + The proposed policy would directly support the function of the local centres and will help to minimise development in areas of natural / semi-natural features of interest.	Permanent, indirect ST/LT - No policy option could encourage development in rural areas that would be more visually appropriate for town centres. If developments required in the town centre occur elsewhere this could reduce the town centres ability to cater to tourists	+

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Indirect. ST/LT +/- The proposed policy is likely to have a positive effect because, the majority of land within local centres have already been developed and therefore are already PDL.	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they support the provision of small convenience type stores in residential areas, thereby reducing the need for people to use private vehicles as much.	Permanent, direct ST/LT - No policy option could encourage an unsustainable pattern of development	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy as the effect will be determined by the design and scale of the development and how it relates to the existing townscape.	Permanent, direct ST/LT - No policy option could encourage development in rural areas that would be more visually appropriate for town centres?	The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy as it has the potential to enhance or detract from existing areas of heritage quality (e.g. the Conservation Areas).	Neutral. 0 A no policy option would not alter the status quo.	How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT ? The effects of the proposed policy is uncertain because they might result in some increases in road traffic that impacts on air quality. Likewise, they could result in reduction in emissions if shoppers use more sustainable forms of transport.	Permanent, direct ST/LT ? No policy option could lead to town centres developments located away from AQMAs.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT + The proposed policy has a the potential to have a positive effect on this objective because it supports the provision of small convenience type stores in residential areas, thereby reducing the need for people to use private vehicles as much.	Permanent, direct ST/LT - No policy option could encourage developments appropriate for town centres to be located in areas further from transport hubs.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT +/-? The proposed policy has the potential to have a positive effect on this objective because they support the provision of small convenience type stores in residential areas, thereby reducing the need for people to use private vehicles as much.	Neutral. 0 A no policy option would not alter the status quo.	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST/LT -/? Increased development from the proposed policy is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also	Neutral. 0 A no policy option would not alter the status quo.	The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan. Potentially this could result in a significant effect.</p> <p>However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the employment use and the density of development.</p>		<p>England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Indirect. ST/LT -/?</p> <p>There is the potential for a negative effects associated with the proposed policy because an increase in development could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).</p>
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and	<p>Permanent. Direct. ST/LT ?</p> <p>An uncertain effect is predicted for the proposed policy because the sites that are developed may or may not be</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.</p>

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
fluvial flood risk, in accordance with PPS25.	located in the Environment Agency's Flood zones or those identified in the SFRA.		
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy could have an adverse effect ecology and BAP species or positive effect, depending on where development occurs and how it occurs.	Neutral. 0 A no policy option would not alter the status quo.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district.	Neutral. 0 A no policy option would not alter the status quo.	- The NPPF also requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT -? There is the potential for a negative effect associated with the proposed policy because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. ST/LT -/? There is the potential for an adverse effect associated with the proposed policy because an increase in retail could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary 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 45: Policy E06 – District and Local Centres

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they will help to support small scale town centre	Permanent. Direct. ST/LT ? Without a site specific policy development could potentially occur anywhere, which could have positive or	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	development in locations that can be accessed without the need to rely on public transport and are close to areas of deprivation and that could benefit from the job and economic opportunities.	negative effects on access, particularly in deprived areas.	
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they both help to support local and district centre's function and helps to support their sense of place.	Permanent, direct ST/LT - The effects of a no policy option are potentially negative because the higher threshold for development could result in a scale of development, outside of town centres and retail centres that adversely affects their function, viability and sense of place.	-
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.	Permanent. Indirect. ST/LT +/-? Both the proposed policy and the no policy option have the potential to have a positive effect in terms of job creation.		-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT +/-? The proposed policy has the potential to have a positive effect on this objective because they would both help to support a range and variety of town centre uses that can be accessed in local and district centres. Therefore some minor benefits for economic growth are predicted.	Permanent, Indirect. ST/LT -/? The effects of a no policy option are potentially adverse because the higher threshold for development could result in a scale of development, outside of town centres and retail centres that adversely affects the local economy (e.g. too many large floor area shops outside of the town centres and local centres).	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT +/? The proposed policy would directly support the function of the local centres and will help to minimise development in areas of natural / semi-natural features of interest.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because the option may or may not impact on the areas of greenspace / natural environment that contribute towards the tourism sector.	-
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.	Permanent. Indirect. ST/LT + The proposed policy is likely to have a positive effect because, the majority of land within local centres have already been developed and therefore are already PDL.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because the option will not actively promote the development of specific sites or locations.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they support the provision of small convenience type stores in residential areas, thereby reducing the need for people to use private vehicles as much.	Permanent, direct ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects. This could be mitigated by requiring development to be located in or adjacent to residential areas.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for both the proposed policy and no policy option because the effect will be determined by the design and scale of the development and how it relates to the existing townscape.	The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options	How future development respects and integrates with heritage and

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
archaeological or architectural importance, and their settings.	An uncertain effect is predicted for both the proposed policy and no policy option because they have the potential to enhance or detract from existing areas of heritage quality (e.g. the Conservation Areas).		archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT ? The effects of the proposed policy and no policy option are uncertain because they might result in some increases in road traffic that impacts on air quality. Likewise, they could result in reduction in emissions if shoppers use more sustainable forms of transport.		-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because it supports the provision of small convenience type stores in residential areas, thereby reducing the need for people to use private vehicles as much.	Permanent. Direct. ST/LT ? The no policy option is uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they support the provision of small convenience type stores in residential areas, thereby reducing the need for people to use private vehicles as much.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects. This could be mitigated by requiring	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
		development to be located in or adjacent to residential areas.	
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent. Indirect. ST/LT -/?</p> <p>Increased development from both the proposed policy and the no policy option is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan⁴⁹. Potentially this could result in a significant effect.</p> <p>However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the employment use and the density of development.</p>	The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.	
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Indirect. ST/LT -/?</p> <p>There is the potential for a negative effect because an increase in resulting from both the proposed policy and no policy option could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.</p>	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	<p>Permanent. Direct. ST/LT ?</p> <p>An uncertain effect is predicted for both the proposed policy and no policy option because the sites that are developed may or may not be located in the Environment Agency's Flood zones or those identified in the SFRA.</p>	The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.	

⁴⁹ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option could have an adverse effect ecology and BAP species or positive effect, depending on where development occurs and how it occurs.		-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district.		The NPPF requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT -/? There is the potential for a negative effect from both the proposed policy and no policy option because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. ST/LT -/? There is the potential for an adverse effect from both the proposed policy and no policy option because an increase in retail could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 46: Policy E07 – Serviced Tourist Accommodation

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent. Indirect. ST/LT ?	It is unclear at this stage whether the proposed policy or the no policy option would have an effect on people’s sense of place and identity of communities.	All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network
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.	Permanent. Direct. ST/LT + +	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment	Permanent. Direct. ST/LT + +	Neutral. 0	Uncertain effects could be mitigated by spatial policy and allocations that direct development towards regeneration

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
development at key sites within the District to support priority regeneration areas.	one of the important growth sectors for the economy of Thanet. As a result a significant positive effect is predicted.	A no policy option would not alter the status quo.	areas so that the benefits from the development of new employment sites are more likely to reach those in greatest need. With this mitigation in place both options would result in a significant beneficial effect.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ++ The proposed policy is likely to contribute towards economic growth in one of the important growth sectors for the economy of Thanet. As a result a significant positive effect is predicted.	Neutral. 0 A no policy option would not alter the status quo.	Uncertain effects could be mitigated by spatial policy and allocations that direct development towards regeneration areas so that the benefits from the development of new employment sites are more likely to reach those in greatest need. With this mitigation in place both options would result in a significant beneficial effect.
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.	Permanent. Direct. ST/LT ? The effects of the proposed policy are uncertain at this level of assessment because they will be dependent on the location of development.	Neutral. 0 A no policy option would not alter the status quo.	Given the limited amount of PDL available it is unlikely that development of greenfield sites can be avoided. Instead the potentially adverse effects of greenfield development could be mitigated via development management type policies.
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ? The effects of both the proposed policy and the no policy option are uncertain because they are not spatial and could result visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT ? Depending on where development occurs, the proposed policy could have a positive or negative effect.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties associated with the proposed policy could be mitigated by a combination of site selection to choose locations where development is unlikely to have an adverse effect and by putting in place development management and design policies that result in development that is sensitive to the surrounding townscape, landscape and visual receptors.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. ST/LT ? Depending on where development occurs, the proposed policy could have a positive or negative effect.	Neutral. 0 A no policy option would not alter the status quo.	How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT ? Neither the proposed policy nor the no policy option identify specific sites for development so it is not possible to make an informed assessment of the effects.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT ? The effects of the proposed policy and no policy option are uncertain because they are not spatial and could result visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT ?	The effects of the proposed policy and no policy option are uncertain because they are not spatial and could result in visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.	All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT - / ? Increased development as a result of the proposed policy is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁵⁰ . Potentially this could result in a significant effect. However, there is significant uncertainty about the amount of waste that might be generated as this is also determined by the nature of the use and the density of development.	Neutral. 0 A no policy option would not alter the status quo.	The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.

⁵⁰ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. STT - / ? There is the potential for a negative effects as a result of the proposed policy because development could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	- It is also assumed that the requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy could have an adverse or positive effect on ecology and BAP species, depending on where development occurs and how it occurs.	Neutral. 0 A no policy option would not alter the status quo.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? It is not possible to make a specific and robust comparison of the options without more detail about the nature and the location of the development.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. STT - / ? There is the potential for negative effects from the proposed policy as development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. STT - / ? There is the potential for an adverse effect from the proposed policy because an increase in tourist accommodation could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary 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 47: Policy E08 – Self Catering Tourist Accommodation

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 6.			
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT ? At this stage, it is unclear whether the proposed policy or the no policy option will have an effect on people's sense of place and identity of communities.		The uncertain effects of the proposed policy could be mitigated by spatial policy and allocations taking into account potential effects on communities and a sense of place
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.	Permanent. Direct. ST/LT ++	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT ++	Neutral. 0 A no policy option would not alter the status quo.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ++	Neutral. 0 A no policy option would not alter the status quo.	-
10. To improve efficiency in land use through the re-use of previously	Permanent. Direct. ST/LT ?	Neutral. 0	Given the limited amount of PDL available it is unlikely that development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	The effects of the proposed policy are uncertain at this level of assessment because they will be dependent on the location of development.	A no policy option would not alter the status quo.	of greenfield sites can be avoided. Instead the potentially adverse effects of greenfield development could be mitigated via development management type policies.
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ? The effects of the proposed policy and the no policy option are uncertain because they are not spatial and could result visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT ? Depending on where development occurs the proposed policy could have a positive or negative effect.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties associated with all of the options could be mitigated by a combination of site selection to choose locations where development is unlikely to have an adverse effect and by putting in place development management and design policies that result in development that is sensitive to the surrounding townscape, landscape and visual receptors.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. ST/LT ? Depending on where development occurs the proposed policy could have a positive or negative effect.	Neutral. 0 A no policy option would not alter the status quo.	How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			It is anticipated that any potentially negative effects can be mitigated using this approach.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT ? Neither the proposed policy nor the no policy option identify specific sites for development so it is not possible to make an informed assessment of the effects.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT ? The effects of the proposed policy and no policy option are uncertain because they are not spatial and could result in visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT ? The effects of the proposed policy and no policy option are uncertain because they are not spatial and could result in visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT - / ? The proposed policy is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing	Neutral. 0 A no policy option would not alter the status quo.	The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan⁵¹. Potentially this could result in a significant effect. However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the use and the density of development.</p>		<p>Waste facilities and the increased diversion of material from landfill.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Indirect. STT - / ?</p> <p>There is the potential for a negative effect because development associated with the proposed policy could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions). -</p>
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	<p>Permanent. Direct. ST/LT ?</p> <p>The proposed policy has the potential to have both positive and negative effects depending on what development occurs. However, because none of the options</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>It is also assumed that the requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.</p>

⁵¹ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	are spatial the significance of the effects cannot be predicted.		
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy could have an adverse or positive effect on ecology and BAP species, depending on where development occurs and how it occurs.	Neutral. 0 A no policy option would not alter the status quo.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? It is not possible to make a specific and robust comparison of the proposed policy without more detail about the nature and the location of the development.	Neutral. 0 A no policy option would not alter the status quo.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. STT - / ? There is the potential for a negative effect as a result of the proposed policy because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. STT - / ? There is the potential for an adverse effect as a result of the proposed policy because an increase in tourist accommodation could indirectly	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		should be designed and contribute towards reducing GHG emissions).
Summary			
<p>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.</p> <p>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.</p>			

Policy 48: Policy E09 – Protection of Existing Tourist Accommodation

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct, ST/LT -/?	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost	The uncertain effects of the proposed policy could be mitigated by spatial policy and allocations taking into account potential effects on communities and a sense of place.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>economically viable (a required under the policy). The increased presence of tourist accommodation could create less of a community feel, due to visitors who utilise the accommodation, not residing for significant lengths of time to contribute to the local community. However there is a degree of uncertainty as to whether or not an adverse effect would occur as sites that prove they are not economically viable could be redeveloped and enhance regeneration of the local area and provide new facilities and services.</p>		
<p>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.</p>	<p>Permanent. Direct. ST/LT ?</p> <p>The proposed policy could be beneficial if it supports the visitor economy by ensuring the safeguarding of tourist accommodation for a significant amount of time to allow for the tourist industry to re-establish itself and continue to provide an income during high season and prevent the loss of employment. However it could also have an adverse effect if it prevents applications for reasonable changes of use that could create potentially more sustainable job opportunities that exist all year round.</p>	<p>Permanent. Direct. ST/LT ?</p> <p>Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost and it is not clear whether there would be an effect on job opportunities.</p>	<p>-</p>

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT ? The proposed policy could be beneficial if it supports the visitor economy by ensuring that appropriate visitor accommodation is provided across Thanet. However it could also have an adverse effect if it prevents applications for reasonable changes of use that could contribute towards economic growth.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost and it is not clear whether there would be an effect on economic growth.	Uncertain effects could be mitigated by spatial policy and allocations that direct development towards regeneration areas so that the benefits from the development of new employment sites are more likely to reach those in greatest need. With this mitigation in place both options would result in a significant beneficial effect.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ? E09 could be beneficial if it supports the visitor economy by ensuring that appropriate visitor accommodation is provided across Thanet. However it could also have an adverse effect if it prevents applications for reasonable changes of use that could contribute towards economic growth.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost and it is not clear whether there would be an effect on economic growth.	Uncertain effects could be mitigated by spatial policy and allocations that direct development towards regeneration areas so that the benefits from the development of new employment sites are more likely to reach those in greatest need. With this mitigation in place both options would result in a significant beneficial effect.
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.	Permanent. Direct, ST/LT -/? E09 could have an adverse effect if it prevents applications for reasonable changes to the accommodation sites and as a result developers seek alternative greenfield sites for development.	Permanent. Direct. ST/LT ? Without this policy the effects on PDL and greenfield sites are uncertain.	Given the limited amount of PDL available it is unlikely that development of greenfield sites can be avoided. Instead the potentially adverse effects of greenfield development could be mitigated via development management type policies.
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ? The effects of the proposed policy and no policy option are uncertain because they are not spatial and could result visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			policies) that support the integration of employment sites with public and non-motorised transport network.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct, ST/LT -/? The proposed policy could result in an adverse effect, particularly if accommodation becomes vacant, boarded up and occupy a prominent position within a coastal town or other settlement, yet marginally passes the economic viability tests which will prevent it from being redeveloped or replaced, despite the landowner's wishes. However there is a degree of uncertainty as to whether or not an adverse effect would occur.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost.	The uncertainties associated with all of the options could be mitigated by a combination of site selection to choose locations where development is unlikely to have an adverse effect and by putting in place development management and design policies that result in development that is sensitive to the surrounding townscape, landscape and visual receptors.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct, ST/LT -/? The proposed policy could result in an adverse effect, as if tourist accommodation is unfeasible developments could occur which could potentially remove architecturally important features from the local area by structures of historic and architectural importance. However there is a degree of uncertainty as to whether or not an adverse effect would occur.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost	How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT ? Neither the proposed policy nor the no policy option identify specific sites for development so it is not possible to make an informed assessment of the effects.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT ? The effects of the proposed policy and the no policy option are uncertain because they are not spatial and could result in visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT ? The effects of the proposed policy and no policy option are uncertain because they are not spatial and could result in visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT -/? The proposed policy and the no policy option are likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁵² . Potentially this could result in a significant effect.		The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from

⁵² Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the use and the density of development.	Waste facilities and the increased diversion of material from landfill.	
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Indirect. STT - / ?</p> <p>There is the potential for a negative effect because development associated with the proposed policy and no policy option could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.</p>	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	<p>Permanent. Direct. ST/LT ?</p> <p>The proposed policy and the no policy option have the potential to have both a positive and negative effect depending on development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted.</p>	It is assumed that the requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.	
20. To conserve and enhance biodiversity.	<p>Permanent. Direct. ST/LT ?</p> <p>Both the proposed policy and no policy option could have an adverse or positive effect on ecology and BAP species, depending on where development occurs and how it occurs.</p>	-	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Permanent. Direct. ST/LT ?</p> <p>It is not possible to make a specific and robust comparison of the proposed policy or no policy option without more detail about the nature and the location of potential development.</p>	-	
22. To reduce the global, social and environmental impact of consumption	<p>Permanent. Indirect. STT - / ?</p>	The uncertainties can be addressed by other policies in the Local Plan (e.g.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
of resources by using sustainably produced and local products.	There is the potential for a negative effect as a result of the proposed policy and no policy option because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. STT - / ? There is the potential for an adverse effect as a result of both the proposed policy and no policy option, because an increase in tourist accommodation could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary			
<p>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.</p> <p>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.</p>			

Policy 49: Policy E10 – Major Holiday Beaches

Policy 50: Policy E11 – Intermediate Beaches

Policy 51: Policy E12 – Undeveloped Beaches

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy would allow key sites that add to District's sense of identity to be retained (e.g. the Main Sands, Margate) and support their future role in the visitor economy.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost	-
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.	Permanent. Direct. ST/LT + The proposed policy would allow key sites that add to District's sense of identity to be retained (e.g. the Main Sands, Margate) and support their future role in the visitor economy.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost and it is not clear whether there would be an effect on job opportunities.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT + The proposed policy would allow key sites that add to District's sense of identity to be retained (e.g. the Main Sands, Margate) and support their future role in the visitor economy.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost and it is not clear whether there would be an effect on economic growth.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + The proposed policy would allow key sites that add to District's sense of identity to be retained (e.g. the Main Sands, Margate) and support their future role in the visitor economy.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost and it is not clear whether there would be an effect on economic growth.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT +/? The proposed policy would allow key sites that add to District's sense of identity to be retained (e.g. the Main Sands, Margate) and might help to reduce the amount of development on greenfield sites.	Permanent. Direct. ST/LT ? Without this policy the effects on PDL and greenfield sites are uncertain.	Given the limited amount of PDL available it is unlikely that development of greenfield sites can be avoided. Instead the potentially adverse effects of greenfield development could be mitigated via development management type policies.
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ? The effects of the proposed policy and no policy option are uncertain because they are not spatial and could result visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ? The proposed policy would allow key sites that are features of the District's sense of identity to be retained or it could result in the retention of a site or feature that has an adverse effect on landscape and townscape.	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost.	The uncertainties associated with all of the options could be mitigated by a combination of site selection to choose locations where development is unlikely to have an adverse effect and by putting in place development management and design policies that result in development that is sensitive to the surrounding townscape, landscape and visual receptors.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? The proposed policy would allow key sites that are features of the District's sense of identity to be retained or it could result in the retention of a site or	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is retained or lost	How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	feature that has an adverse effect on historic or architectural assets.		It is anticipated that any potentially negative effects can be mitigated using this approach.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT ? Neither the proposed policy nor the no policy option identify specific sites for development so it is not possible to make an informed assessment of the effects.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT ? The effects of all the proposed policy and no policy option are uncertain because they are not spatial and could result in visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT ? The effects of all the proposed policy or no policy option are uncertain because they are not spatial and could result in visitors and tourist taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of employment sites with public and non-motorised transport network.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT - /? The proposed policy and the no policy option are likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent		The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>which could be exceeded within the life of the Plan⁵³. Potentially this could result in a significant effect.</p> <p>However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the use and the density of development.</p>	Waste facilities and the increased diversion of material from landfill.	
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. STT - / ? <p>There is the potential for negative effects as development associated with the proposed policy and the no policy option could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.</p>	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ? <p>Both the proposed policy and the no policy option have the potential to have both a positive and negative effect depending on development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted.</p>	It is assumed that the requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.	
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? <p>Both the proposed policy and no policy option could have an adverse or positive effect on ecology and BAP species, depending on where development occurs and how it occurs.</p>	-	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ?	-	

⁵³ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	It is not possible to make a specific and robust comparison of effects of the proposed policy and the no policy option without more detail about the nature and the location of the development.		
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. STT -/? There is the potential for negative effects as a result of both the proposed policy and no policy option because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).	
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. STT -/? There is the potential for an adverse effect from both the proposed policy and no policy option as an increase in development could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
Summary 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 52: Policy E13 – Language Schools

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The criteria set out in the proposed policy will help to minimise potentially adverse effects on neighbouring residents and communities near language schools.	Permanent. Indirect. ST/LT ? The effects of the no policy option are uncertain because without policy support no new schools would be developed which might reduce the antisocial side effects. But it would not address any wider issues, hence an uncertain effect.	-
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.	Permanent. Indirect. ST/LT + The proposed policy will continue to contribute towards the local job market by allowing further expansion of language schools which in turn is likely to create some job opportunities.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT +/? The proposed policy will continue to contribute towards the local economy by allowing further expansion of language schools which in turn is likely to create some job opportunities. The magnitude of the effect is uncertain because the extent of future economic growth from language schools is uncertain.	Permanent. Direct, ST/LT -/? The effects of the no policy option are negative because removing policy protection would not result in further language economic growth. The magnitude of the effect is uncertain because the extent of future economic loses from this option.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT +/? The proposed policy will continue to contribute towards the local tourist economy by allowing further expansion of language schools which in turn is likely to create some job opportunities. The magnitude of the effect is uncertain because the extent of future economic growth from language schools is uncertain.	Permanent. Direct, ST/LT -/? The effects of the no policy option are negative because removing policy protection would not result in further tourism economic growth from language schools. The magnitude of the effect is uncertain because the extent of future economic loses from this option.	-
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.	Permanent. Indirect. ST/LT ? The effects of the proposed policy are uncertain because, depending on the location of development it could have a positive or negative effect.	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT ? There is the potential that if language schools are constructed significantly out of the town centres that they cannot be accessed by public transport or by walking.	Neutral. 0 A no policy option would not alter the status quo.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT +/? The proposed policy is likely to have a positive effect by preventing the development of language schools that could adversely affect the local character of a town or area.	Neutral. 0 A no policy option would not alter the status quo.	The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? The effects of the proposed policy are uncertain because the criteria do not define where the schools should be located or how they should take into account heritage and architectural features.	Neutral. 0 A no policy option would not alter the status quo.	How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.
14. To improve air quality in the District's Air Quality Management Areas.	Neutral. 0 The effects of both the proposed policy and no policy option are neutral because language school students are unlikely to travel by private car so won't impact on air quality. Likewise, removing policy support would prevent future development of language schools.		-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral. 0 The effects of both the proposed policy and no policy option are neutral because language school students are unlikely to travel by private car so won't impact on air quality. Likewise, removing policy support would prevent future development of language schools.		-
16.	N/A		N/A
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST/LT -? Increased development from the proposed policy may result in the generation of greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal.	Neutral. 0 A no policy option would not alter the status quo.	The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan⁵⁴. Potentially this could result in a significant effect. However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the employment use and the density of development.</p>		<p>Waste facilities and the increased diversion of material from landfill.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Indirect. ST/LT -/?</p> <p>There is the potential for a negative effect because an increase in development could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).</p>
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	<p>Permanent. Direct. ST/LT ?</p> <p>An uncertain effect is predicted for the proposed policy because it does not specify the location or type of development that might occur.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	<p>The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.</p>

⁵⁴ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy because it does not specify the location or type of development that would occur as a result of the options.	Neutral. 0 A no policy option would not alter the status quo.	Any potentially adverse effects of the proposed policy would be mitigated by NPPF policy and also possibly development management policies. Any infrastructure works would also be subject to relevant legislation.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district and the Bathing Waters Directive (for Broadstairs).	Neutral. 0 A no policy option would not alter the status quo.	The NPPF also requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT -/? There is the potential for an adverse effect as a result of the proposed policy because an increase in language schools could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary 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 53: Policy E14 – Quex Park

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent. Direct. ST/LT + Creation of the Quex Park facility would aid site diversification to create a tourism and leisure development with the upkeep of the House and Gardens estate. Ensuring the protection of such	Unknown? A no policy option would have unknown effects as the facility may or may not be managed. Resultantly the effects upon the objective are unknown.	-

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	heritage assets would give opportunities for locals to utilise such facilities and create a community atmosphere and pride within the region for upkeep a cultural asset.		
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.	Permanent. Direct. ST/LT + Policy adoption would allow the protection and development of Quex Park and support their future role in the visitor economy. Subsequently policy adoption would be a positive effect on job opportunities by the promotion of the tourist and leisure facilities.	Unknown? A no policy option would have unknown effects as the facility may or may not be managed. Resultantly the effects upon the objective are unknown.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT + Policy adoption would allow the protection and development of Quex Park and support their future role in the visitor economy. Subsequently policy adoption would be a positive effect on job opportunities by the promotion of the tourist and leisure facilities.	Unknown? A no policy option would have unknown effects as the facility may or may not be managed. Resultantly the effects upon the objective are unknown.	Uncertain effects could be mitigated by spatial policy and allocations that direct development towards regeneration areas so that the benefits from the development of new employment sites are more likely to reach those in greatest need. With this mitigation in place both options would result in a significant beneficial effect
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + Policy adoption would allow the protection and development of Quex Park and support their future role in the visitor economy. Subsequently policy adoption would be a positive effect on supporting the tourist economy.	Unknown? A no policy option would have unknown effects as the facility may or may not be managed. Resultantly the effects upon the objective are unknown.	-

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT +/? Policy adoption would allow local assets to be retained and preserved which might help to prevent over development on the partly greenfield site of Quex Park.	Unknown? A no policy option would have unknown effects as the facility may or may not be managed. Resultantly the effects upon the objective are unknown.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ? The effects of both the proposed policy and no policy option are uncertain because they could result visitors and tourist via more sustainable forms of transport or increasing the use of private cars. Similarly either option could produce sustainable or unsustainable development practices that impact the local landscape yet as specific details of development plans are unknown the effects cannot be quantified.		The potentially uncertain effects identified can be mitigated by other policies that support the integration of increased sustainability practices and an enhanced transport network and local access to key facilities without placing excess stress on the existing infrastructure.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT ? There is minimal difference between the proposed policy and no policy option as specific nature of the development under policy adoption is not known and thus the impacts cannot be quantified. Similarly no policy option effects are uncertain because it would not influence whether or not a site or facility is retained or lost.		The uncertainties associated with both policy options could be mitigated by development management and design policies that result in Quex Park development structures that are sensitive to the immediate landscape and visual receptors.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT + Policy adoption would allow a key site within Thanet and the associated assets of the estate to be retained and protected as such preventing any adverse effects on the historic or architectural assets through the safeguarding policy to promote the site	Unknown? A no policy option would have unknown effects as the facility may or may not be managed. Resultantly the effects upon the objective are unknown.	How future developments on the site integrate with heritage and archaeological features will be addressed under development management and design policy options.

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	for tourism and leisure but not to the detriment of the heritage assets.		
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT++/? Policy adoption does not provide any specific guidance in relation to air quality management. However given that policy adoption would be supported by national legislation in relation to air quality the effects would still be positive.	Permanent. Direct. ST/LT+ By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act).	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The effects of policy adoption are uncertain because the option is not specific with regards to improvement of public transport. Yet under policy adoption the results could be more visitors and tourist taking sustainable forms of transport to reach the Quex Park site. As such improvements to the local public transport network may occur but are not guaranteed.	Neutral. 0 A no policy option would not alter the status quo.	The unknown effects of the proposed policy can be mitigated by other policies (e.g. development management and transport policies) that support the integration of Quex Park with public and non-motorised transport network
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT ? The effects of the options are uncertain because they are not spatial and could result visitors and tourists taking both more sustainable forms of transport or increasing the use of private cars.		All of the potentially significant or uncertain effects identified here can be mitigated by other policies that support the integration of a transport network within new developments.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT - / ? Increased development as a result of the proposed policy on Quex Park is likely to generate greater volumes of waste, which might not be diverted from landfill. Yet		The adverse effect can be mitigated through wider waste management policy at the national and county scales

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	<p>similarly under no policy option, developments could occur on the site just without the safeguarded nature of policy adoption. Thus an increase in the total quantity of waste arising and requiring treatment and/or disposal could occur.</p> <p>However, there is significant uncertainty about the amount of waste that might be generated under either option as policy adoption is site specific where management protocols will already be in place across the Estate and the nature of potential developments via non safeguarding under no policy option cannot be quantified until future plans become apparent, or if no plans occur at all the effects would be neutral due to a status quo.</p>	<p>which will include new Energy from Waste facilities and the increased diversion of material from landfill.</p>	
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent. Indirect. ST - / ?</p> <p>There is the potential for a negative effect because development could occur under either option (under no policy scenario the site could be developed in any possible manner) which could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood is likely to be questionably minor as the Quex Park site is not significant in size.</p>	<p>The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).</p>	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	<p>Permanent. Direct. ST/LT ?</p> <p>Both policy options have the potential to have both a positive and negative effect yet it is dependent on how works are undertaken on the Quex Park estate.</p>	<p>Ensure that BAP are also selected in order to reduce the effects and mitigate any potential negative impacts upon the SA objective.</p>	
20. To conserve and enhance biodiversity.	<p>Permanent. Direct. ST/LT++</p> <p>Policy adoption could have an adverse or positive effect on ecology and BAP species, depending on where development occurs and how it occurs. Yet national policies and legislation would protect biodiversity and environmental assets.</p>	<p>Permanent. Direct. ST/LT++</p> <p>Adoption of a no policy scenario would still yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK</p>	<p>-</p>

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
21.To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT++/? It is not possible to fully quantify the effects of policy adoption as the sites specific characteristics regarding water are not known neither are the actual detailed plans of development locations in relation to any apparent assets. Yet national policies and legislation would protect such assets through the WFD.	Permanent. Direct. ST/LT++/? Adoption of a no policy scenario would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. STT - /? There is the potential for a negative effect because development upon the Quex Park site could occur via either scenario which in turn; could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the site is not overly large.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. STT - /? Policy adoption could increase the presence of traffic and the accompanying consumption of resources in order to power the developments that would occur. As such energy usage would increase across the Quex Park site. However the scale of increase is unknown as is the prospect for any renewable onsite energy generation which has not been disclosed as a possibility or not.	Unknown? A no policy option would have unknown effects as the facility may or may not be managed. Resultantly the effects upon the objective are unknown.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary			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

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
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 54: Policy E15 – New build development for economic development purposes in the rural area

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. To 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral. 0	The effects of both the proposed policy and no policy option are neutral because neither aims to provide new facilities or improve access to them.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral. 0	Permanent. Indirect. ST/LT -/? The proposed policy would not alter the status quo.	- The no policy option would not have these safeguards and as result might lead to amenity conflicts, particularly if there are nearby residential areas in a village.
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.	Permanent. Indirect. ST/LT +	Both the proposed policy and the no policy option have the potential to indirectly support the creation of rural job opportunities. However the scale of any such development is likely to be limited so a minor effect is predicted.	Both options present an opportunity for TDC to work with future developers and operators to put in place measures and agreements (outside of the plan making process) to also try and secure schemes and training to help people, particularly the young unemployed, to take advantage of future job creation.

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect by supporting rural economic growth and could make a significant contribution towards the district's per capita GVA.	Permanent. Direct. ST/LT +/-? There is more uncertainty about the effects from the no policy option because over the long term potential benefits might be lost if the development results in adverse local impacts and/or reduces the productivity attributed to rural economies.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + The proposed policy would directly support this objective by ensuring that development does not detract from the value of the countryside as part of the tourist economy.	Permanent. Direct. ST/LT -/? The effects of the no policy option are negative because without the criteria, there may be development with the potential to detract from the natural environment and the visitor economy.	-
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.	Permanent. Indirect. ST/LT +/-? The proposed policy could result in a positive effect because farm and rural buildings are often preferred for redevelopment because of their architectural interest.	Permanent. Indirect. ST/LT ? The no policy option is less likely to have a benefit than the proposed policy because it does not directly support rural development.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT ? The proposed policy is likely to affect development patterns, but the level and nature of effects depends on the location and characteristics of developments.	Neutral. 0 A no policy option would not alter the status quo.	All of the uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of rural development sites with public and non-motorised transport network.

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT ? The proposed policy is likely to affect the landscape in some form, but the level and nature of effects depends on the size and characteristics of developments.	Neutral. 0 A no policy option would not alter the status quo.	The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options. Potentially, any large scale development could require a Landscape and Visual Impact Assessment (LVIA) to be undertaken to assess the effects of applications as they come forward.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? The effects of both the proposed policy and the no policy option are uncertain because depending on where development occurs, its scale and design it might affect designated heritage features and archaeology.		How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT 0 Both options are unlikely to alter the status quo.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The proposed policy may have a positive effect because it would support the process of rural regeneration and development. If development is located near existing rural settlements, it might	Permanent. Direct. ST/LT -/? The effects of the no policy option are potentially adverse because rural economic development might result in adverse local traffic impacts.	There is a degree of uncertainty associated with both options because the site specific issues of potential rural economic development cannot be assessed.

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	help to reduce the distance residents have to travel to get to work or access services		
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent. Indirect. ST/LT +/?</p> <p>The proposed policy may have a positive effect because it would support the process of rural regeneration and development. If development is located near existing rural settlements, it might help to reduce the distance residents have to travel to get to work or access services</p>	<p>Permanent. Direct. ST/LT -?</p> <p>The effects of the no policy option are potentially adverse because rural economic development might result in adverse local traffic impacts</p>	There is a degree of uncertainty associated with both options because the site specific issues of potential rural economic development cannot be assessed.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent. Indirect. ST -?</p> <p>Development as a result of both the proposed policy and the no policy option is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan⁵⁵. Potentially this could result in a significant effect.</p>		The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill. In addition to this it should also be noted that sustainable forms of waste management (e.g. Anaerobic digestion) might contribute towards a more diverse rural economy

⁵⁵ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. STT -/?	There is the potential for a negative effect because an increase in development as a result of the proposed policy and no policy option could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ?	An uncertain effect is predicted for both the proposed policy and no policy option because they do not specify the location or type of development that would occur as a result of the options.	The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ?	An uncertain effect is predicted for both the proposed policy and no policy option because they do not specify the location or type of development that would occur as a result of the options.	Any potentially adverse effects of either of the proposed policy or no policy option would be mitigated by NPPF policy and also possibly development management policies. Any infrastructure works would also be subject to relevant legislation.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ?	Both the proposed policy and no policy option have the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district and the Bathing Waters Directive (for Broadstairs).	The NPPF also requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.
22. To reduce the global, social and environmental impact of consumption	Permanent. Direct, Indirect. ST/LT -/?	There is the potential for a negative effect from the proposed policy and no policy option because development could result in an increase in the consumption of	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures	
of resources by using sustainably produced and local products.	resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		setting out how new development should be designed to contribute towards resource efficiency).	
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for an adverse effect from both the proposed policy and the no policy option because an increase in development could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
Summary			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 it would allow Thanet 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 55: Policy E16 – Conversion of rural buildings for economic development purposes

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy would ensure that new developments utilising existing properties and structures were in keeping with local setting and as such	Neutral. 0 A no policy option would not alter the status quo.	The uncertain effects of the proposed policy could be mitigated by including criteria to avoid potential amenity conflicts (e.g. noisy economic related development located close to residential areas).

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	reutilisation of rural buildings would help enhance the community feel.		
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.	Permanent. Direct. ST/LT + The proposed policy has the potential to indirectly support the creation of rural job opportunities. However the scale of any such development is likely to be limited so a minor effect is predicted.	Permanent, direct ST/LT - No policy option could hinder economic development/opportunities in rural areas.	Both policy options present an opportunity for TDC to work with future developers and operators to put in place measures and agreements (outside of the plan making process) to also try and secure schemes and training to help people, particularly the young unemployed, to take advantage of future job creation.
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect by supporting rural economic growth and could make a significant contribution towards the district's per capita GVA.	Permanent, direct ST/LT - No policy option would not support priority regeneration areas and not affect the status quo.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + The proposed policy would directly support this objective by ensuring that development does not detract from the value of the countryside as part of the tourist economy.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT + The proposed policy would support reutilisation of rural farming buildings being converted thus meeting the objective.	Permanent, direct ST/LT - No policy option could encourage greenfield development, directly causing a negative impact on this objective??	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT + Policy E16 would allow reutilisation of existing structures which are likely to be placed and serviced appropriately by the current infrastructure that serviced the original building.	Neutral. 0 A no policy option would not alter the status quo.	
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT + Option E16 could potentially support this objective by ensuring that development ties into and complements the surrounding landscape.	Neutral. 0 A no policy option would not alter the status quo.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT + The proposed policy could potentially support this objective by ensuring that development is designed to be sympathetic and avoid adverse effects on designated heritage features and archaeology.	Neutral. 0 A no policy option would not alter the status quo.	-
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT 0 Both options are unlikely to alter the status quo.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications
15. To provide a sustainable public transport network that allows access to	Permanent. Direct. ST/LT +	Permanent, direct ST/LT -	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
key facilities, services and employment opportunities without reliance on private vehicles.	The proposed policy would likely already be serviced by key facilities and infrastructure due to utilisation of existing rural properties.	No policy option might move key facilities, services and employment opportunities further away from residential areas and so would require further transport provisions	
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT ? The proposed policy might help to minimise or avoid potentially adverse effects. However it might not prevent isolated development (outside of settlements).	Neutral. 0 A no policy option would not alter the status quo.	All of the uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of retail sites with public and non-motorised transport network.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT -/? Development under the proposed policy is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁵⁶ . Potentially this could result in a significant effect.	Neutral. 0 A no policy option would not alter the status quo.	The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.

⁵⁶ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. STT -/? There is the potential for a negative effect because an increase in development associated with the proposed policy could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.	Permanent, direct LT – No policy option could encourage greenfield development which would negatively impact the environment by removing carbon sinks?!	The uncertainties and negative effects can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy because they do not specify the location or type of development that would occur as a result of the options.	Neutral. 0 A no policy option would not alter the status quo.	The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy because they do not specify the location or type of development that would occur as a result of the options.	Permanent, direct LT - No policy option could encourage greenfield development which would encroach on ecologically valuable habitat?	- Any potentially adverse effects of the proposed policy would be mitigated by NPPF policy and also possibly development management policies. Any infrastructure works would also be subject to relevant legislation.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
21.To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district and the Bathing Waters Directive (for Broadstairs).	Neutral. 0 A no policy option would not alter the status quo.	The NPPF also requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct. ST/LT + The proposed policy would positively meet the objective as reutilisation of existing structures would mean that there is a reduced need to find resources for construction. However, the proposed policy does not guarantees that diversification projects will result in the re-development or reuse of existing buildings, structures and infrastructure.	Permanent, direct ST/LT - No policy option would encourage the building of new structures, which requires more material and so it might be harder to ensure all materials are sustainably produced and/or local.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for an adverse effect from the proposed policy because an increase in development could indirectly increase consumption of energy and resources thereby	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		
Summary			
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 56: Policy E17 – Farm Diversification

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral. 0	The effects of both the proposed policy and no policy option are neutral because neither aims to provide new facilities or improve access to them. If, as part of diversification, facilities were located on a farm any effects on this objective would be purely incidental. This applies to both options.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral. 0	Permanent, Indirect. ST/LT -/? The proposed policy would not alter the status quo.	- The no policy option would not have these safeguards and as result might lead to amenity conflicts, particularly if there are nearby residential areas in a village.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Indirect. ST/LT +	Both the proposed policy and the no policy option have the potential to indirectly support the creation of rural job opportunities. However the scale of any such development is likely to be limited so a minor effect is predicted.	Both policy options present an opportunity for TDC to work with future developers and operators to put in place measures and agreements (outside of the plan making process) to also try and secure schemes and training to help people, particularly the young unemployed, to take advantage of future job creation.
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT +	The proposed policy has the potential to have a positive effect by supporting rural economic growth and could make a significant contribution towards the district's per capita GVA.	Permanent. Direct. ST/LT +/? There is more uncertainty about the effects from the no policy option because over the long term potential benefits might be lost if the diversification results in adverse local impacts and/or reduces the productivity of the farm.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT +	The proposed policy would directly support this objective by ensuring that development does not detract from the value of the countryside as part of the tourist economy. Furthermore, diversification provides a greater opportunity to convert existing farm and rural buildings that may be under used and bring them back in to use thereby reducing development pressure on greenfield land.	Permanent. Direct. ST/LT -/? The effects of the no policy option are negative because without the criteria development with the potential to detract from natural environment and the visitor economy might occur.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Indirect. ST/LT +/? The proposed policy could result in a positive effect because farm and rural buildings are often preferred for redevelopment because of their architectural interest.	Permanent. Indirect. ST/LT ? The no policy option is less likely to have a benefit than the proposed policy because it does not directly support diversification.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT +/? The proposed policy might have a positive effect when diversification type development occurs, particularly because of the criteria concerned with traffic impacts.	Neutral. 0 A no policy option would not alter the status quo.	All of the uncertain effects identified here can be mitigated by other policies (e.g. development management and transport policies) that support the integration of retail sites with public and non-motorised transport network.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT +/? The proposed policy might have a positive effect when diversification type development occurs, particularly because of the criteria concerned with landscape and visual effects	Neutral. 0 A no policy option would not alter the status quo.	The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options. Potentially, any large scale development could require a Landscape and Visual Impact Assessment (LVIA) to be undertaken to assess the effects of applications as they come forward.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? The effects of both the proposed policy and the no policy option are uncertain because depending on where development occurs, its scale and design it might affect designated heritage features and archaeology.		How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			this approach and the requirements of the NPPF.
14. To improve air quality in the District's Air Quality Management Areas.	Neutral 0 Both options are unlikely to alter the status quo.		Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The proposed policy may have positive effect because it would support the development of farms, which if located near rural settlements might help to reduce the distance residents have to travel to get to work or access services	Permanent. Direct. ST/LT -/? The effects of the no policy option are potentially adverse because agricultural diversification might result in adverse local traffic impacts.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT +/? The proposed policy may have positive effect because it would support the development of farms, which if located near rural settlements which might help to reduce the distance residents have to travel to get to work or access services	Permanent. Direct. ST/LT -/? The effects of the no policy option are potentially adverse because agricultural diversification might result in adverse local traffic impacts	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. STT -/? Development as a result of both the proposed policy and the no policy option is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing		The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	landfill capacity within Kent which could be exceeded within the life of the Plan ⁵⁷ . Potentially this could result in a significant effect.		diversion of material from landfill. In addition to this It should also be noted that sustainable forms of waste management (e.g. Anaerobic digestion) might form part of the diversification.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. STT -/? There is the potential for a negative effect because an increase in development as a result of the proposed policy and no policy option could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for both the proposed policy and no policy option because they do not specify the location or type of development that would occur as a result of the options.		The requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for both the proposed policy and no policy option because they do not specify the location or type of development that would occur as a result of the options.		Any potentially adverse effects of the proposed policy would be mitigated by NPPF policy and also possibly development management policies. Any infrastructure works would also be subject to relevant legislation.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have the potential to have both positive and negative effects depending on where development occurs, the features		. The NPPF requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide

⁵⁷ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district and the Bathing Waters Directive (for Broadstairs).	safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.	
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect from the proposed policy and no policy option because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).	
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for an adverse effect from both the proposed policy and the no policy option because an increase in development could indirectly increase consumption of energy and resources thereby increasing emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
Summary 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 57: Policy E18 – Best and Most Versatile Agricultural Land

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 6	N/A		N/A
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.	Permanent. Indirect. ST/LT + The proposed policy will help to support economic growth in the agricultural sector which, according the Topic Paper, is likely to result in some job growth over the life of the plan.	Permanent. Indirect. ST/LT ? The effects of the no policy option are uncertain because removing policy protection might provide the sector with greater flexibility to exploit new opportunities and markets, or might result in the long term loss of valuable farmland for short term gain.	Both policy options present an opportunity for TDC to work with future developers and operators to put in place measures and agreements (outside of the plan making process) to also try and secure schemes and training to help people, particularly the young unemployed, to take advantage of future job creation.
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT + The proposed policy will help to support economic growth in the agricultural sector, by limiting any loss of land to those areas under other designations within the Local Plan.	Permanent. Indirect. ST/LT ? The effects of the no policy option are uncertain because removing policy protection might provide the sector with greater flexibility to exploit new opportunities and markets, or might result in the long term loss of valuable farmland for short term gain.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT ? The effects of both the proposed policy and no policy option are uncertain because retaining best and most versatile land might, in some locations restrict the growth of tourist economy. However, the no policy option might result in development that damages the natural /semi-natural environment.		-
10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from	Permanent. Direct. ST/LT ++ The proposed policy will have a benefit as it would directly prevent	Permanent. Indirect. STT -/?	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
buildings, and encourage urban renaissance.	development on greenfield / agricultural land.	The no policy option might, indirectly contribute towards development on greenfield sites.	
11.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT +/? The proposed policy might have a positive effect because it will help to retain presence of agricultural land, which is a key part of the district's landscape character.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because there are no details about the nature of development that would occur.	. The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options. Potentially, any large scale development could require a Landscape and Visual Impact Assessment (LVIA) to be undertaken to assess the effects of applications as they come forward.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? The effects of both the proposed policy and no policy option are uncertain because depending on where development occurs, its scale and design it might affect designated heritage features and archaeology.		How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially negative effects can be mitigated using this approach and the requirements of the NPPF.
14. to 17.	N/A		N/A
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT ? The effects of both the proposed policy and the no policy option are uncertain because they could both help to maintain 'carbon sinks' e.g. in the form of crops that use CO ₂ as part of photosynthesis. The effects of the no policy option are also		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	uncertain because by removing the policy protection any resulting development could reduce GHG emissions (e.g. renewable energy development) or increase it.		should be designed and contribute towards reducing GHG emissions).
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT +/? By maintaining agricultural land use the proposed policy is more likely to have a beneficial effect by supporting infiltration and minimising surface runoff.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the no policy option because it does not specify the location or type of development that might occur.	The requirements of the NPPF would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.
20. To conserve and enhance biodiversity.	Permanent. Direct, Indirect. ST/LT -/? A potentially adverse effect is predicted for the proposed policy because it could prevent habitat creation or enhancement (although it is noted that by the use of set aside, buffer strips etc. intensive agriculture can enhance biodiversity).	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the no policy option because it does not specify the location or type of development that would occur as a result of the options.	Any potentially adverse effects of either of the options would be mitigated by NPPF policy and also possibly development management policies. Any infrastructure works would also be subject to relevant legislation.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district and the Bathing Waters Directive (for Broadstairs).		The NPPF also requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct, Indirect. ST/LT -/? There is the potential for a negative effect from both the proposed policy and no policy option, as development could result in an increase in the consumption of		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		should be designed to contribute towards resource efficiency).
23.	N/A		N/A
Summary			
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 58: Policy E19 – Agricultural Related Development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Direct. ST/LT +/? The proposed policy does have the potential to have a positive effect on this objective, particularly where there is demand that out strips supply in rural areas and/or a lack of local affordable housing.	Neutral. 0 A no policy option would not alter the status quo.	-
2. To 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Indirect. ST/LT +/? The proposed policy has the potential to have a positive effect on this objective because they might allow people and services to be located in rural	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	settlements making them easier to access.	on access, particularly in deprived areas.	
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they both help to support rural settlement and areas function and helps to support their sense of place.	Permanent. Indirect. ST/LT -/? The effects of the no policy option are potentially negative because it might not provide the level of support required for rural settlements and areas.	-
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.	Permanent. Direct. ST/LT + The proposed policy will help to support job retention and creation within rural areas and the agricultural section in particular.	Permanent. Indirect. ST/LT -/? The no policy option may have an adverse effect because without any policy it might result in further losses of opportunities to create rural and agricultural jobs.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT + The proposed policy will help to support redevelopment and growth of businesses in rural areas that can help to support the forecast growth in the food and agricultural sectors creation within rural areas and the agricultural section in particular. In addition, it is likely to have an indirect effect on the economy by potentially increasing the access that rural businesses have to potential employees as well as the economic benefits of housing growth.	Permanent. Indirect. ST/LT -/? The no policy option may have an adverse effect because without any policy it might result in further losses of opportunities to grow the agricultural sector.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ? The effects of both the proposed policy and the no policy option. This is because depending on the nature of development and where they are located they could have a positive or negative effect.		-
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.	Permanent. Direct. ST/LT ? The effects of the proposed policy and no policy option are unclear. This is because depending on the nature of development and where they are located they could have a positive or negative effect.		Potential effects on greenfield sites will be assessed as part of the site allocation SA as will density of development. This will allow a more robust assessment of the predicted effects to be made.
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT + The proposed policy has a the potential to have a positive effect on this objective because they could result in development that helps to reduce the distance that people have to travel to access services.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects.	
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for both the proposed policy and no policy option because the effect will be determined by the design and scale of the development and how it relates to the existing townscape.		The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for both the proposed policy and no policy option because they have the potential to enhance or detract from existing areas of heritage quality (e.g. the Conservation Areas).		How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			negative effects can be mitigated using this approach and the requirements of the NPPF.
14.	N/A		N/A
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they could result in development that helps to reduce the distance that people have to travel to access services.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they could result in development that helps to reduce the distance that people have to travel to access services.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects.	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST/LT -/? Increased development as a result of the proposed policy and the no policy option is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁵⁸ . Potentially this could result in a significant effect. However, there is significant uncertainty about the amount of waste that might be generated under each option		The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from

⁵⁸ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	because this is also determined by the nature of the employment use and the density of development.	Waste facilities and the increased diversion of material from landfill.	
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. ST/LT -/? There is the potential for a negative effect because an increase in development from the proposed policy and no policy option could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for both the proposed policy and no policy option because the sites that are developed may or may not be located in the Environment Agency's Flood zones or those identified in the SFRA.	The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.	
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option could have an adverse effect ecology and BAP species or positive effect, depending on where development occurs and how it occurs.	-	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district.	The NPPF also requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.	
22. To reduce the global, social and environmental impact of consumption	Permanent. Indirect. ST/LT -/? There is the potential for a negative effect from both the proposed policy and no policy option because development could result in an increase in the consumption	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
of resources by using sustainably produced and local products.	of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT -/? There is the potential for an adverse effect from both the proposed policy and no policy option because an increase in development could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary			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 59: Policy H01 – Housing Development

Policy 60: Policy H02A – Land on west side of Old Haine Road, Ramsgate.

Policy 61: Policy H02B – Land fronting Nash Road and Manston Road

Policy 62: Policy H02C – Land fronting Park Lane, Birchington

Policy 63: Policy H02D – Land south of Brooke Avenue Garlinge

Policy 64: Policy H02E – land at Haine Road and Spratling Street, Ramsgate

Policy 65: Policy H02F – Land south of Canterbury Road East, Ramsgate

Policy 66: Policy H02G - Land at Melbourne Avenue, Ramsgate.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent. Direct. ST/LT++/?</p> <p>Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of proposed developments are unknown at this stage.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent. Direct. ST/LT++/?</p> <p>Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare dependant	<p>Permanent. Direct. ST/LT++/?</p> <p>Policy adoption would ensure that developments do not undermine other</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
workers with skills necessary to ensure year round employment.	policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.		
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT++/? Policy adoption would ensure all new residential developments were equipped with the appropriate infrastructure in order to make them immediately habitable. In turn deprivation levels can reduce in the knowledge that all newer developments are appropriately equipped to meet the	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>resident's needs. Additionally policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.</p>		
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent. Direct. ST/LT++/?</p> <p>Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
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.	<p>Permanent. Direct. ST/LT++/?</p> <p>Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.		
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. Additionally the policy specifically supports the re-use of previously developed land where possible. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
associated with town centres and coastal areas.	policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.		
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that plans will be created on how to mitigate air pollution and thus will aid contributions towards a net reduction in GHG emissions. The assessment of transport issues as part of the development for each site will help reduce congestion and	Neutral. 0 By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act).	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	maximise alternative forms of transport where feasible.		
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT++ Policy adoption provides guidance for housing developments to have appropriate infrastructure to serve the needs of the unit's ready occupation. This would mean that provision for public transport will be accounted for in new housing developments. Similarly the policy states that developments must not conflict with other policies thus meaning transport provisions will be accounted for as it is a separate policy seeking to provide sustainable public transport.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positive meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.		
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT++/? Policy adoption would help ensure the conservation and enhancement of the district's natural habitats, by ensuring new developments protect designated nature conservation sites.	Permanent. Direct. ST/LT++/? The no policy option would still yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT++/? Policy adoption would ensure new housing developments will not contaminate water resources or coastal features.	Permanent. Direct. ST/LT++/? The no policy option would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	proposed developments are unknown at this stage.		
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
Summary 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 polices 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 67: Policy H03 – Cliftonville West and Margate central

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that housing developments in Cliftonville	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	West and Margate central adhered to the provisions of the proposed policy and ultimately the aspirations of the Cliftonville DPD. As such this would ensure that developments do not undermine other policies. The scale of impact is unknown adetails of proposed developments are unknown at this stage. Developments would be expected to demonstrate a variety of housing is being provided including the upgrading of existing poor quality homes and the provision of family homes		
2. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT++/? This could have a major beneficial effect by helping to support local communities, by ensuring that the mix of housing maintains the character and community feel of the settlements and creating places where people want to live	Neutral. 0 A no policy option would not alter the status quo.	-
7. to 11.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT+ /? Indirectly this policy supports this objective by ensuring that developments within Cliftonville West and Margate central respect the existing townscape. Developments will have to be	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	compatible with size, form, historic character and scale of the local environment and as such the local townscape will be suitably conserved and enhanced.		
13. to 23.	N/A		N/A
Summary			
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 68: Policy H04 – Housing at Rural Settlements

Policy 69: Policy H04A – Land at Tothill Street, Minster

Policy 70: Policy H04B – Land at Manor Road, St Nicholas at Wade

Policy 71: Policy H04C – Land at 71-75 Monkton Street, Monkton

Policy 72: Policy H04D – Land at Walter's Hall Farm, Monkton

Policy 73: Policy H04E – Land south side of A253, Cliffsend

Policy 74: Policy H04F – Land north of Cottington Road, Cliffsend

Policy 75: Policy H04G – Land south side of Cottington Road, Cliffsend

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that housing developments in rural areas adhered to the provisions of the proposed policy. As such this would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positive meet the sustainability criteria. The scale of impact is unknown as details of proposed developments are unknown at this stage. Developments would be expected to demonstrate a variety of housing is being provided and address how any affordable elements will be incorporated.	Neutral. 0 A no policy option would not alter the status quo.	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT+/? Under policy adoption the developments are less likely to have an adverse effect upon the objective as they would be expected to incorporate care housing, where practical. As such this would provide an increased network of healthcare facilities.	Neutral. 0 A no policy option would not alter the status quo.	-
3. To provide access to appropriate educational facilities for all sectors of society including focus on training	Permanent. Direct. ST/LT+/?	Neutral. 0	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
vulnerable and welfare dependant workers with skills necessary to ensure year round employment.	With the proposed policy, developments are less likely to have an adverse effect on existing capacity with the education system.	A no policy option would not alter the status quo.	
4. To increase public safety and reduce crime and fear of crime.	Permanent. Indirect. ST/LT+/? This may have a beneficial effect if it results in development that that is designed with safety and crime taken into account.	Neutral. 0 A no policy option would not alter the status quo.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Indirect. ST/LT+/? By directing development towards existing rural settlements there is a greater chance that new residents could benefit from access key facilities already present in the rural settlements.	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT++/? This could have a major beneficial effect by helping to support rural communities (e.g. by ensuring that the mix of housing maintains the character and community feel of the settlements).	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of proposed developments are unknown at this stage.		
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT+ /? Policy adoption would ensure that housing developments in rural areas also adhered to policy H01. Policy adoption would therefore ensure that developments do not undermine other policies and their selected options. Due to other policies positively meeting the objective, a carryover of impacts will occur. The scale of impact is unknown as details of proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT++ /?	Neutral. 0 A no policy option would not alter the status quo.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ /?	Neutral. 0 A no policy option would not alter the status quo.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT+ /?	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	have to be compatible with size, form, historic character and scale of the local environment and as such the local townscape and landscape will be suitably conserved and enhanced.		
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Permanent. Direct. ST/LT++/?</p> <p>Policy adoption would ensure that housing developments in rural areas adhered to the provisions of policy H01. Policy adoption would therefore ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positive meet the sustainability criteria. The scale of impact is unknown as details of proposed developments are unknown at this stage. Under policy adoption developments will have to be compatible with local size, form and historic character which would ensure the preservation and enhancement of historic features within Thanet.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
14. To improve air quality in the District's Air Quality Management Areas.	<p>Permanent. Direct. ST/LT++/?</p> <p>Policy adoption would ensure that plans will be created on how to mitigate air pollution and thus will aid</p>	<p>Neutral. 0</p> <p>By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>contributions towards a net reduction in GHG emissions.</p> <p>The assessment of transport issues as part of the development for each site will help reduce congestion and maximise alternative forms of transport where feasible.</p>	<p>and international level regarding the management of air pollution (Clean Air Act).</p>	
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent. Direct. ST/LT+</p> <p>Policy adoption requires developments not to conflict with other policies thus meaning transport provisions will be accounted for as it is a separate policy seeking to provide sustainable public transport.</p>	<p>Permanent. Direct LT -/?</p> <p>A lack of policy support could result in developments not considering impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.</p>	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent. Direct. ST/LT++</p> <p>Policy adoption provides guidance for housing developments to have appropriate infrastructure to serve the needs of the unit's ready occupation. This would mean that provision for public transport will be accounted for in new housing developments. Similarly the policy states that developments must not conflict with other policies thus meaning transport provisions will be accounted for as it is a separate policy seeking to provide sustainable public transport.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positive meet the sustainability criteria. The scale of impact is unknown as details of proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	It is possible that potential unknown adverse effects could be mitigated by other policies and interventions.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.		
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT++/? Policy adoption would help ensure the conservation and enhancement of the district's natural habitats, by ensuring new developments protect designated nature conservation sites.	Permanent. Direct. ST/LT++/? The no policy option would still yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT++/? Policy adoption would ensure new housing developments will not contaminate water resources or coastal features.	Permanent. Direct. ST/LT++/? The no policy option would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	proposed developments are unknown at this stage.		
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	-
<p>Summary</p> <p>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.</p>			

Policy 76: Policy H05 – Rural Housing Need

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent LT + The proposed policy is likely to free up more land for affordable homes. The	Permanent LT - It is assumed that without the affordable housing target, developers	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	freeing up of land will increase supply, lowering the price of land. This may have the effect of making affordable housing more viable thus increasing the development.	would not necessarily factor this in, and the supply would stagnate in the context of very high need. This would mean continued growth in the number of homes but reduced housing mix	
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral 0 Policy adoption will ensure that new rural developments will have appropriate access to and are within an acceptable proximity to local services such as healthcare facilities. The policy will only ensure that there is access and will not actively enhance such provisions thus the impacts are neutral.	Neutral 0 It is assumed that if no target was applied, developers would tend away from building affordable housing. However, it is assumed that the chosen locations for affordable housing (built by whoever) would still need to be in close proximity to healthcare facilities.	-
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.	Neutral 0 Policy adoption will ensure that new rural developments will have appropriate access to and are within an acceptable proximity to local services such as schools. No effect on education levels is anticipated.	Neutral 0 It is assumed that if no target was applied, developers would tend away from building affordable housing. However, it is assumed that the chosen locations for affordable housing (built by whoever) would still need to be in close proximity to education facilities.	-
4. To increase public safety and reduce crime and fear of crime.	Permanent LT - The proposed policy could reduce integration and create areas where people on lower incomes are concentrated (not integrated with those on higher incomes). This could in turn	Permanent LT - It is assumed that the no policy option would result in under provision of affordable housing. This could have indirect effects to homelessness which in turn affect crime.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	create pockets of deprivation which could raise crime levels.		
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>It is assumed that if affordable housing was provided on land adjoining existing developments, the chosen locations for affordable housing would still need to have access to key facilities.</p> <p>If this policy results in increased supply of affordable housing, it may have a positive effect on lifting people out of deprivation.</p>	<p>Permanent LT -</p> <p>Assuming that more vulnerable people in society are more likely to depend on affordable housing, this means these people would suffer from reduced supply in housing potentially increasing deprivation.</p>	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent LT -</p> <p>The proposed policy will have the effect of pushing affordable housing out to the fringes of rural areas. This could result in more affordable housing around rural areas, but will not likely result in full integration.</p>	<p>Permanent LT -</p> <p>If affordable housing was created off-site, there would be a risk of concentrating people from similar socio-economic backgrounds in specific areas, which could bring about pockets of deprivation.</p>	-
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.	<p>Permanent ST +</p> <p>The proposed policy could result in an increase in house building which could in turn result in more construction employment opportunities.</p>	<p>Permanent ST +</p> <p>The no policy option could result in an increase in house building as house builders could potentially charge more for all new housing. This could result in more construction employment opportunities.</p>	-
8.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent LT -/? A minor negative effect is anticipated assuming that the proposed rural housing development will be predominantly greenfield or contain some degree of natural and semi-natural land. Development could also occur near tourist or natural, semi natural or built assets and could result in an adverse impact. However further spatial and development information is required to inform this.	Unknown ? House building will continue under this policy. It is not known where this will occur. If it occurs near tourist or natural, semi natural or built assets there could be an impact, however more spatial information is required to inform this.	-
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.	Permanent LT - A negative effect is anticipated assuming that the proposed wording "outside the confines of a rural settlement" will be predominantly undeveloped and/or greenfield. This is not likely to be considered efficient land use. This may be off-set by growth in supply of affordable housing.	Permanent LT - Assuming this option results in a fall in supply of affordable housing, the mix of development will not match up to the need. Not possible to predict effects on previously developed land or greenfield.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent LT+ The proposed policy would ensure that new rural developments are of an appropriate style and mix to accommodate existing local needs. Similarly developments will have to be acceptable in terms of access, proximity	Unknown ? House building will continue under the no policy option. It is not known where this will occur. If development occurs near or within more densely populated (and therefore better served) areas, there will be a positive effect through	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	and to local services and their relationship to the rural settlement and landscape. Thus sustainable development will be pursued.	reduced need to travel. The opposite will be true of development in more rural areas.	
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent LT -/? The proposed policy will allow developments that are in keeping with the local rural setting and as such do will not significantly undermine the local landscape and townscape. However, as the policy does not seek to enhance or grow such assets, there is potential for minor detrimental impacts associated with landscape character and quality.	Unknown ? House building will continue under the no policy option. It is not known where this will occur (i.e. if development will avoid sensitive areas) or how landscape and townscape design / mitigation will be employed.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ? House building will continue under the proposed policy and no policy option. It is not known where this will occur (i.e. if development will avoid sensitive areas, structures of in situ remains) or how design / mitigation will be employed. No account has been taken for restoration projects in these options.		-
14. To improve air quality in the District's Air Quality Management Areas.	Permanent LT - Locating housing in more rural areas may increase the need to travel and encourage the uptake of private vehicles. This could result in more cars on the road and potentially have a marginal effect on air quality	Unknown ? It is unclear how the need to travel and car use will be influenced as a result of this policy option; as such effects on air quality cannot be predicted.	-
15. To 16	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent ST/LT - If the proposed policy has the effect of increasing housing building there will be a short term marginal increase in waste from construction. There will also be a longer term increase in waste streams from those residents.	Neutral. 0 A no policy option would not alter the status quo.	-
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent ST/LT - If the proposed policy has the effect of increasing housing building there will be a short term marginal increase in carbon emissions from construction. There will also be a longer term increase in carbon emissions from heating, lighting etc. from new residents.	Neutral. 0 A no policy option would not alter the status quo.	-
19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent LT - Assuming that development in the rural areas is likely to increase the risk of impact on greenfield land and any ecological assets therein, the proposed policy may have a minor negative effect.	Neutral. 0 A no policy option would not alter the status quo.	These options are predominantly strategic and relate to targets. There is no spatial information. Specific projects which occur as a result of these options will need to consider their impact on historic biodiversity assets within Thanet.
21.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Unknown ?	Both the proposed policy and no policy option have the potential to affect the housing mix and the economic viability of some house building projects. It is not clear how sustainably housing will be built in terms of operational standards, or use of best practice construction methods.	Ensure policy around new build properties encourages sustainable practices.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown ?	Both the proposed policy and no policy option have the potential to affect the housing mix and the economic viability of some house building projects. It is not clear how sustainably housing will be built in terms of operational standards, or use of best practice construction methods.	Ensure policy around new build properties encourages sustainable practices.
Summary. 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 77: Policy H06 – New agricultural dwellings

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Direct. ST/LT ? The proposed policy will have a limited effect on the mix or type of housing that is available	Neutral. 0 A no policy option would not alter the status quo.	-
2. To 4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce	Permanent. Indirect. ST/LT +/?	Permanent. Direct. ST/LT ?	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
the level of deprivation identified across the wards.	The proposed policy has the potential to have a positive effect on this objective because they might allow people and services to be located in rural settlements making them easier to access.	The effects of the no policy option is uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects on access, particularly in deprived areas.	
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they both help to support rural settlement and areas function and helps to support their sense of place.	Permanent. Indirect. ST/LT -/? The effects of the no policy option are potentially negative because it might not provide the level of support required for rural settlements and areas.	-
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.	Neutral. 0 The proposed policy would not alter the status quo.	Permanent. Indirect. ST/LT -/? The no policy option may have an adverse effect because without any policy it might result in further losses of opportunities to create rural and agricultural jobs.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT + The proposed policy is likely to have an indirect effect on the economy by potentially increasing the access that rural businesses have to potential employees as well as the economic benefits of housing growth.	Permanent. Indirect. ST/LT -/? The no policy option may have an adverse effect because without any policy it might result in further losses of opportunities to grow the agricultural sector.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT ? The effects of the proposed policy and the no policy option are unknown. This is because depending on the nature of development and where they are located they could have a positive or negative effect.		-
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.	Permanent. Direct. ST/LT ? The effects of the proposed policy and the no policy option are unknown. This is because depending on the nature of development and where they are located they could have a positive or negative effect.		-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because it could result in development that helps to reduce the distance that people have to travel to access services.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy, development could potentially occur anywhere, which could have positive or negative effects.	
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy and the no policy option because the effect will be determined by the design and scale of the development and how it relates to the existing townscape.		The quality of design and how future development takes account of character, townscape and the countryside will be addressed under other issues and policy options
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy and the no policy option because they have the potential to enhance or detract from existing areas of heritage quality (e.g. the Conservation Areas).		. How future development respects and integrates with heritage and archaeological features will be addressed under development management and design policy options. It is anticipated that any potentially

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			negative effects can be mitigated using this approach and the requirements of the NPPF.
14.	N/A		N/A
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they could result in development that helps to reduce the distance that people have to travel to access services.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT + The proposed policy has the potential to have a positive effect on this objective because they could result in development that helps to reduce the distance that people have to travel to access services.	Permanent. Direct. ST/LT ? The effects of the no policy option are uncertain because without a site specific policy development could potentially occur anywhere, which could have positive or negative effects.	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST/LT -/? Increased development from the proposed policy and the no policy option is likely to generate greater volumes of waste, which might not be diverted from landfill. It is also likely to increase the total quantity of waste arising and requiring treatment and/or disposal. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁵⁹ . Potentially this could result in a significant effect.		The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the Government Review of Waste Policy in England 2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from

⁵⁹ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	However, there is significant uncertainty about the amount of waste that might be generated under each option because this is also determined by the nature of the employment use and the density of development.	Waste facilities and the increased diversion of material from landfill.	
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. ST/LT -/? There is the potential for a negative effect because an increase in development as a result of the proposed policy and the no policy option could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).	
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy and the no policy option because the sites that are developed may or may not be located in the Environment Agency's Flood zones or those identified in the SFRA.	The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.	
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? The proposed policy and the no policy option could have an adverse effect ecology and BAP species or positive effect, depending on where development occurs and how it occurs.	-	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT ? The proposed policy and the no policy option have the potential to have both a positive and negative effect depending on where development occurs, the features associated with each site and the type of development. This is particularly relevant to potential effects on groundwater resources and Source Protection Zones in this area of the district.	The NPPF requires unacceptable risks to water to be mitigated therefore development management policies and national policy should provide safeguards for aquifers and SPZs in particular. This will address the potential area of uncertainty identified here.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT -/? There is the potential for a negative effect from the proposed policy and the no policy option because development could result in an increase in the consumption of resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed to contribute towards resource efficiency).
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT -/? There is the potential for an adverse effect from the proposed policy and the no policy option because an increase in development could indirectly increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage and is not necessarily directly linked to area of land allocated.		The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development should be designed and contribute towards reducing GHG emissions).
Summary 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, 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 78: Policy H07 – Care and Supported Housing

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT + Policy support would actively support developments that contain care or supported housing. Such support would	Unknown ? As future development plans are not yet known it is not possible to say if A no	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	improve provisions for appropriate housing for potentially vulnerable residents within the District and as such would satisfy a specific target markets housing needs. However as the policy is focussed on a certain market the effects are only minor positive.	policy option would actively help or hinder the objective.	
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent Direct ST/LT + Care homes and supported housing would provide care and assistance for its residents. Policy support actively promote the creation of such facilities that provide healthcare assistance. As such the objective is undoubtedly met however the provisions are not for all sectors of society and as such the effects are only minor positive.	Permanent; Direct. LT -/? No policy support potentially would not alter the status quo. As such healthcare provisions would not decline nor would they improve. However uncontrolled developments could lead to oversaturation of facilities due to increased stresses if the developments are not conducted sustainably. As such the impacts are questionably negative.	-
3. To 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Direct ST/LT + Increasing the support for the provisions of care homes and supported housing across Thanet would provide aid and assistance to vulnerable populations. Policy support would actively encourage the creation of such facilities to ensure the needs were met of the vulnerable and thus reduce the potential for deprivation across the wards. The effects are minor significant	Permanent; Indirect. LT -/? No policy support potentially would not alter the status quo. However the potential uncontrolled developments could lead to excessive demand upon current facilities and thus increase the number of people deprived of effective healthcare services, which in turn could raise the levels of deprivation. As such the impacts are questionably negative	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	as the policy support would not benefit all areas of society but would significantly aid certain vulnerable categories.		
6.	N/A		N/A
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.	Permanent Indirect ST/LT + The opportunity to grow the care home and supported housing markets would indirectly increase labour opportunities. Not only would the developments require construction but they would also require staffing and as such provide opportunities for the local population to seek employment.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT + By increasing local services and provisions key facilities will grow and enhance across the district. Thus the opportunity to grow the care home and supported housing markets would enhance local sustainability	Neutral. 0 A no policy option would not alter the status quo.	-
12. To 23	N/A		N/A
Summary 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 79: Policy H08 – Accessible Homes

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ++</p> <p>Adopting the policy would support growth of accessible homes whereby a percentage would be suitable for wheelchair users as well as many being constructed to lifetime standards. Policy adoption would actively promote housing developments that have increased accessibility. Housing developments of more than 15 units must have at least 20% of the units constructed to Lifetime Home Standards, with developments over 100 unit contains containing the same plus at least 2% of units with wheelchair access. Policy adoption would therefore ensure new developments meet the demands of a wider target market through increasing the proportion of homes with adequate access and and/or increasing the life time of housing units.</p>	<p>Unknown ?</p> <p>As future development plans are not yet known it is not possible to say if A no policy option would actively help or hinder the objective.</p>	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Unknown ?</p> <p>Policy support for increasing accessible homes has an unknown impact on</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	access and maintenance of appropriate healthcare provisions		
3. To 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect ST/LT + Policy support has the potential to reduce deprivation in Thanet. It would provide the opportunity for residents to move to new build homes knowing that they are built for longevity whilst also providing a less restricted market for wheelchair users meaning they also have a wider choice of homes. By providing the opportunity to move to new homes equipped for life deprivation can be indirectly reduced on a minor scale.	Permanent Indirect. LT -/? Under no policy support there is the potential that new developments would occur in an unrestricted manner. As such this could lead to less provision of good quality, suitable accommodation. Similarly there could be less desire to build accessible homes for wheelchair users. In turn the housing market could become restricted for certain users meaning they can only reside in certain properties that may be beyond their financial circumstances. Deprivation could occur as a result of financial demands or a force of appropriate homes being located in deprived areas if these are only locations with applicable access. However the effects are not clear at this stage as future developments and the circumstances of each individual cannot be assessed.	-
6. To 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent; Direct ST/LT + The opportunity to grow housing developments whereby 20% are built to meet the Lifetime Homes standards	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	would increase Thanet's sustainability by providing housing longevity.		
12. To 23	N/A		N/A

Summary

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 80: Policy H09 – Non self-contained residential accommodation

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, indirect ST/LT +/- ? HMOs can provide a good standard of housing particularly for affordable housing and meet the needs of specific groups. The proposed safeguards associated with all options can also have a positive effect on the quality of adjacent residential areas by minimising amenity impacts.	Neutral. 0 A no policy option would not alter the status quo.	Understanding which areas are selected and the correct threshold of housing to be allowed will be crucial in understanding the effect of the proposed policy
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent, Direct LT ? The effects associated with the proposed policy are unknown at this	Neutral. 0 A no policy option would not alter the status quo.	The proposed policy should consider proximity to key facilities including healthcare. This should be a consideration in any proposed policy.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	stage as spatial information is not available		This is particularly the case for affordable housing and family homes which may house children or the elderly.
3.	N/A		N/A
4. To increase public safety and reduce crime and fear of crime.	Permanent, indirect ST/LT + / ? The proposed policy could help to minimise future issues associated with amenity conflict between HMOs and other types of dwelling in residential areas. So positive effect is predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent, Direct ST/LT ? Understanding spatial elements of any option will be crucial in ascertaining the accessibility to key facilities and the socio-economic effects of development. All decisions around HMOs should include extensive criteria to ensure proper management so that deprivation and poor living conditions do not result from HMOs. Decisions on these policies can have long term effects in these areas therefore their considerations should be central to any policy.	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a	Permanent, indirect LT ? The proposed policy could potentially result in HMO integration in certain	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	areas where it has not yet been witnessed. If done correctly, this could result in some degree of integration and mixed communities. If managed correctly, this could have positive social effects. If managed incorrectly, communities could suffer. Data on the locations and long term management strategy are crucial to understanding the likely effect.		
7. and 8	N/A.		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, Indirect LT – It is unlikely that the proposed policy will affect the tourist sector significantly. However, if HMOs are concentrated in tourist centres and they are poorly managed, there may be amenity effects which could have knock on effects on tourism.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent, direct LT +? It is assumed that the proposed policy will be predominantly focussed on previously (or currently) developed areas and that greenfield land will not be affected. However, this is not made explicit in the supporting text.	Neutral. 0 A no policy option would not alter the status quo.	HMO concentration (particularly when looking at options for targets) should be based on demand/need, thus ensuring appropriate density and mix. Derelict properties should be considered for HMO development, where appropriate.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
11. To ensure that a sustainable pattern of development is pursued.	Permanent, indirect ST/LT +/? There is a degree of uncertainty relating to the proposed policy. However, it has the potential to support the re-use of existing buildings and can provide a more efficient use of land by reutilising existing structures through regeneration projects and preventing urban sprawl.	Neutral. 0 A no policy option would not alter the status quo.	-
12.	N/A.		N/A
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent, direct LT ? Potential high impact, however the nature of the effects depends on location. Allowing HMOs may bring buildings back into use and can sometimes ensure buildings are managed and maintained However, poor management can lead to negative impacts	Neutral. 0 A no policy option would not alter the status quo.	All of the potentially adverse effects will be mitigated by other policies in the Local Plan.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent, direct LT ? By definition HMOs are more likely to be located in existing settlements close to existing transport links. Therefore there will be greater opportunity for residents to take advantage of existing public transport services. However, it could equally result in greater numbers of private car trips and this could have a detrimental effect on	Neutral. 0 A no policy option would not alter the status quo.	Short term air quality effects will be mitigated by other policies in the Local Plan.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	air quality in the short to medium term. Conversely, in the long term the effects are more likely to be neutral as less polluting vehicles replace older versions.		
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent, indirect ST/LT +/?</p> <p>Effects on public transport from increasing density within existing housing stock will have a marginal impact on any local public transport services. However, in many cases the HMOs are located close to urban centres with existing access to public transport a positive effect is predicted. Restricting homes in certain areas or setting thresholds may lead to housing supply growth elsewhere in less sustainable (i.e. served by public transport) locations.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent, indirect ST/LT +/?</p> <p>Effects on public transport from increasing density within existing housing stock will have a marginal impact on any local public transport services. However, in many cases the HMOs are located close to urban centres with existing access to public transport a positive effect is predicted.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent, direct LT - / ? All of the options could increase the number “households” within a property and result in an overall increase in the quantity of waste that needs to be treated or disposed of.	Neutral. 0 A no policy option would not alter the status quo.	This potentially adverse effect will be mitigated by other policies Opportunities for good management and best practice – behaviour change in shared properties
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent, indirect ST/LT +/- ? The proposed policy could reduce the need to travel and may also result in other beneficial effects e.g. more efficient heating of properties due to higher densities.	Neutral. 0 A no policy option would not alter the status quo.	-
19. To 21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent, direct LT +/- ? All of the options provide opportunities to integrate sustainability principles into conversions or new build. Conversions are also likely to consume fewer building materials compared with new build.	Neutral. 0 A no policy option would not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent, direct LT +/- ? The proposed policy could potentially reduce the need to travel and may also result in other beneficial effects e.g. more efficient heating of properties due to higher densities.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
Summary			
<p>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 the region 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.</p>			

Policy 81: Policy H10 – Accommodation for Gypsy and Travelling Communities

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Neutral 0	Both options are unlikely to alter the status quo.	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent, direct LT + /?	Permanent, direct LT -/? The proposed policy will make a positive contribute towards this objective by requiring consideration of access to healthcare facilities. Developments will not be allowed to impede the existing quality of services and must also have reasonable access to key facilities.	A no policy option would allow developments to occur in any location without consideration for the impacts upon the objective.
3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare dependant	Permanent, direct LT + /?	Permanent, direct LT -/? The proposed policy will make a positive contribute towards this objective by requiring consideration of access to educational facilities.	A no policy option would allow developments to occur in any location without consideration for the impacts upon the objective. A no

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
workers with skills necessary to ensure year round employment.	Developments will not be allowed to impede the existing quality of services and must also have reasonable access to key facilities.	policy option has the potential to allow population growth in areas that are cannot cope with increased population demands upon services such as education.	
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Both options are unlikely to alter the status quo.		-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent, direct LT +/? By improving access to key community and transport infrastructure this option makes a contribution towards reducing deprivation	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, direct LT +/? The provision of the facilities listed above are important features for a community and help to give a community a sense of identity (e.g. a community centre or school). Tensions may result if sites are located in areas with significant opposition to gypsy and traveller sites.	Neutral. 0 A no policy option would not alter the status quo.	-
7. To 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent, direct LT + By ensuring that community facilities and assets are accessible will contribute to and support sustainable patterns of development.	Permanent, direct LT -/? A no policy option option would allow developments to occur in any location without consideration for the impacts upon the objective.	Allocating based on set site criteria allow the sites to be selected according to access to nearby key facilities and connecting public transport. Under a no policy scenario negative impacts may occur as no guidance or stipulations

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
			would be in place to ensure sustainability.
12. to 14	N/A		N/A
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent, direct LT + /?	Permanent, direct LT -/?	-
	This option will make a positive contribute towards this objective by requiring consideration of access to transport infrastructure.	A no policy option would allow developments to occur in any location without consideration for the impacts upon the objective.	
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent, direct LT +	Neutral. 0	-
	Allocating based on set site criteria allow the sites to be selected according to access to nearby key facilities and connecting public transport.	A no policy option would not alter the status quo.	
17. To 23	N/A		N/A
Summary			
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 detriments of local services and facilities.			

Policy 82: Policy H11 – Residential use of empty property

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent. Direct. ST/LT+</p> <p>Policy adoption allow the utilisation of empty properties and bring empty properties into residential use. Additionally the policy states proposals must not undermine other policies. Subsequently housing needs of the local population can be met by allow utilisation of vacant properties for residential purposes. However the impacts are only of minor significance as the policy will generally concern the utilisation of small vacant developments as opposed to a large scale development.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent. Direct. ST/LT+</p> <p>Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts are anticipated to be only of minor significance as policy adoption concerns reutilisation of properties and not regarding new large scale developments for example which would create a larger impact.	Neutral. 0 A no policy option would not alter the status quo.	-
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development. Additionally the reutilisation of vacant properties could aid fear of crime by reducing the public fears over what activities are occurring within the empty property.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts are anticipated to be only of minor significance as policy adoption concerns reutilisation of properties and not regarding new large scale developments for example which would create a larger impact.	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development. The reutilisation of vacant properties could enhance the community feel as active reutilisation of vacant properties could improve the local vicinity by redeveloping damaged	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	or ‘tired’ properties thus increasing a local sense of pride and belonging.		
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.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts are anticipated to be only of minor significance as policy adoption concerns reutilisation of properties and not regarding new large scale developments for example which would create a larger impact.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts are anticipated to be only of minor significance as policy adoption concerns reutilisation of properties and not regarding new large scale developments for example which would create a larger impact.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts are anticipated to be only of minor significance as policy adoption concerns reutilisation of properties and not regarding new large scale developments for example which would create a larger impact.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Direct. ST/LT+ Policy adoption would ensure empty properties could be reutilised for residential purposes as such this would reduce the amount of vacant properties. Promotion of reutilising the existing buildings across Thanet would positively meet the objective and help avoid developments spreading into through encouragement of brownfield housing redevelopment. The impacts are anticipated to be only of minor significance as policy adoption concerns reutilisation of properties and does not relate to new developments.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>the objective, a carryover of impacts will occur under policy adoption. By adopting a policy to bring vacant properties in residential use the architectural heritage of buildings can be restored as part of the plans and as such create a positive impact upon the objective. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.</p>		
14. To improve air quality in the District's Air Quality Management Areas.	<p>Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption.</p>	<p>Permanent. Direct. ST/LT+ By not adopting the policy it is likely that new developments would yield neutral impacts due to current legislation and guidance on a national and international level regarding the management of air pollution (Clean Air Act)</p>	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant</p>	<p>Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	developments as opposed to a large scale development.		
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT+/? Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development. The impacts are somewhat questionable as reutilisation of vacant properties is unlikely to have an impact upon the SA objective.	Neutral. 0 A no policy option would not alter the status quo.	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	-
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	-
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of	Permanent. Direct. ST/LT+ Adoption of a no policy scenario would still yield positive effects as existing legislation is already in place to protect	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	biodiversity and natural assets across the UK.	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Permanent. Direct. ST/LT+ Adoption of a no policy scenario would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	developments as opposed to a large scale development.		
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	-
<p>Summary</p> <p>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.</p>			

Policy 83: Policy H12 – Retention of existing housing stock

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Direct. ST/LT+ Policy adoption would aid the retention of existing housing stock and prevent its destruction. As such the safeguarding ensures a sustainable	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon current housing. As such	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	supply of home will be affordable to existing residents who potentially cannot afford new build properties. Similarly any developments that could destroy properties must make a contribution to the local area housing objectives, as mitigation.	new developments could destroy and bulldoze existing housing stock. However the impacts are questionable as future development plans are not yet known.	
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT+ Policy adoption would allow for the loss of existing houses provided that development plans were directly related to increasing the provision for community facilities, among other mitigation suggestions. As such healthcare centres and other medical infrastructure could be granted planning permission and as such increase the services on offer to the local society.	Neutral. 0 A no policy option would not alter the status quo.	For health care facilities, target vacant land or brownfield sites rather than currently occupied residential units.
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.	Permanent. Direct. ST/LT+ Policy adoption would safeguard existing housing from inappropriate developments. However the policy would allow the construction of community facilities to replace housing units, as such provisions to increase educational facilities is supported.	Neutral. 0 A no policy option would not alter the status quo.	-
4. To increase public safety and reduce crime and fear of crime.	Unknown?	Neutral. 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	Policy adoption has unknown impacts. By retaining housing in areas designed against crime it is a positive. However in certain areas crime is more prevalent due to poor design and layout; as such their retention is a negative impact upon society.	A no policy option would not alter the status quo.	
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT+ Policy adoption would safeguard existing housing stock. However under the clauses developments that provide provisions of community facilities will be allowed provided the location is compatible with the local residential area. As such this will allow key facilities to grow within existing housing areas, assuming that the developments designed and planned in an appropriate manner.	Neutral. 0 A no policy option would not alter the status quo.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral. 0 Through adopting the policy existing housing stock would actively be retained. As such communities would not have to endure upheaval and relocation on terms that were not of their choosing. As such a sense of place would remain in line with the current scenario.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Neutral. 0/? Policy adoption relates to safeguarding existing housing stock and thus would not actively seek to create employment opportunities. Yet as the policy contains clauses to allow certain types of developments the effects are questionable as tourist developments would be permitted and as such could yield the creation of jobs.	Neutral. 0 A no policy option would not alter the status quo.	-
8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT+ Policy adoption would allow the development of tourist areas in the place of existing residential areas, provided they comply with Policy E07. As such policy adoption would support the creation of a tourist economy in a manner that would reflect Policy E07 and its relevant benefits. As such the effects are indirect and likely to minor as often developments will likely seek alternative locations to those that are currently occupied by residents.	Neutral. 0 A no policy option would not alter the status quo.	-
10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from	Permanent. Indirect. ST/LT+ Policy adoption would safeguard existing housing developments which would constitute efficient land use by preventing the creation of new	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
buildings, and encourage urban renaissance.	residential units if the current supply can meet existing demands. The impacts are anticipated to be minor significance as policy adoption concerns retention of existing housing stock rather than reutilisation of materials and buildings.		
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ Policy adoption would ensure that developments do not undermine other policies. Due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The impacts will be of minor significance as the policy will most likely concern the utilisation of small vacant developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	Under policy support all other policies must be accounted for and not undermined thus the SA objective criteria would be met as more specific policies meet the demands, thus the effects carry over into this policy option.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Unknown? Policy adoption has unknown impacts. By retaining existing housing areas retention of character and appeal could be likely. Yet similarly areas that detract from the charm of such towns may also be retained. Thus the impacts cannot be wholly assessed as the positive or negative impacts are purely on an individual basis.	Neutral. 0 A no policy option would not alter the status quo.	Areas that have been safeguarded should be appropriately enhanced and developed to keep functioning as its current use but build upon enhancing the local areas landscape and townscape.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Unknown?</p> <p>Policy adoption has unknown impacts. By retaining existing housing archaeological and architectural important features are likely to be preserved. However if a development meets the policy clauses then the features could be lost under new development.</p>	<p>Permanent. Direct LT -/?</p> <p>A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local archaeology and character. As such new developments could remove local features of importance from their setting. The effects are somewhat questionable as future developments are not known in their plan and scale.</p>	Any new developments in areas of archaeological or architectural importance with features of note should seek to retain and enhance the features as part of the new development plan and design in order to preserve the local setting and environment.
14. To improve air quality in the District's Air Quality Management Areas.	N/A		N/A
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent. Direct. ST/LT+/?</p> <p>Policy adoption would ensure the preservation of existing residential units that will likely already have the appropriate infrastructure for a suitable public transport network. The impacts are positive but questionable as certain developments are allowed under the policy clauses and as the provisions in place may be lost.</p>	<p>Permanent. Direct LT -/?</p> <p>A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could result in the destruction of the existing housing stock which has the appropriate transport network in place to meet the demands of the SA objective.</p>	Should a no policy option be selected or if any developments meet the policy clauses of what is a permitted development over existing housing, then transport mitigation should be provided. This should be performed through ensuring new plans incorporate public transport in accessible locations in order to meet the demands of the local population in at least the same manner that current infrastructure does.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent. Indirect. ST/LT+/?</p> <p>Policy adoption would ensure that existing housing is safeguarded unless one or more of the policy clauses were</p>	<p>Neutral. 0</p> <p>A no policy option would not alter the status quo.</p>	Under the proposed policy, it is likely that public transport will be required and as such would still meet the SA objective via the construction of road

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>met. By safeguarding existing housing it is likely that current sustainable transport infrastructure exists. Any new developments under policy adoption that meet the criteria clauses; must provide community facilities which would include transport provisions. As such the effects are positive in either scenario yet minor and indirect as the policy does not directly concern transport. The impacts are questionable as a residential development being safeguarded is unlikely to contain a railway station or airport.</p>		<p>infrastructure. Thus the impacts are only minor and questionable as it is unlikely that rail or air transport links will be within close proximity to the style of developments in question within the policy.</p>
17. To 19	N/A		N/A
20. To conserve and enhance biodiversity.	<p>Permanent. Direct. ST/LT+ Policy adoption would safeguard existing housing properties and only allow their redevelopment under certain conditions. As such this could prevent the construction of new housing developments as existing structures meet the demands of the local population. In turn this would be preventing urban sprawl and developments upon currently open land thus preserving the integrity off local environmental receptors.</p>	<p>Permanent. Direct. ST/LT+ Adoption of a no policy scenario would still yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
21.To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT+ Policy adoption would ensure that existing housing stock is safeguarded. As such this could prevent the construction of new housing developers given that existing structures meets the demand of the local population. In turn preventing urban sprawl and developments upon currently open land would preserve the integrity off local environmental receptors.	Permanent. Direct. ST/LT+ Adoption of a no policy scenario would still yield positive effects as existing legislation is already in place to protect water assets across the UK.	-
22. to 23	N/A		N/A
Summary 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 whist 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 84: Policy GI01 – Locally Designated Wildlife Sites

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 8	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct ST/LT ++ Introduction of designated wildlife site would aid the preservation of local wildlife. In turn the tourist industry would benefit through the preservation of specific local species which may attract tourists to the area.	Permanent Direct ST/LT + Existing legislation protects natural environments and wildlife so it is unlikely that a no policy option would create a decline. Protected species surveys are commonly apart of Natural England advice currently and so without further polices wildlife protection does exist	When developments are inevitable upon protected lands, then it should be promoted that an equivalent habitat will be created elsewhere.
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.	Permanent Indirect ST/LT + Through protecting named wildlife sites against the pressures to develop upon them, positive regeneration can be encouraged in appropriate areas through implementation of the proposed policy.	Unknown? It is not possible to say if a no policy option would restrict the objective. No information is known to compare land prices between wildlife sites and urban, as such urban renaissance cannot be assessed. It could be possible that A no policy option could lead to urban sprawl and a decline of the natural assets.	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent, Direct ST/LT + Through implementation of the proposed policy, it is possible that protecting land would encourage sustainable practices. The stricter planning requirements for the developers, would promote sustainable approaches in order to preserve the quality and heritage of wildlife.	Neutral. 0 Adoption of a no policy option will not yield any positive or negative effects. This is due to existing local directives and legislation providing protection regarding wildlife. As such development practices would have to be conducted in an appropriate sustainable manner under current guidance.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
12. To 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent; Direct ST/LT + + Implementation of the proposed policy would protect local wildlife sites from development pressure. This would aid the support of BAP and other requirements of Natural England.	Neutral. 0 A no policy option would not alter the status quo. Existing legislation would protect wildlife and protected species.	-
21. To 23	N/A		N/A
Summary 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 85: Policy GI02 – Regionally Important Geological Sites (RIGS)

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 8	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, Direct ST/LT +. Through restricting developments that would have a detrimental effect upon regionally important geological sites, local assets can be preserved. By protecting such areas the tourist industry could be indirectly supported by preventing the damaging of natural	Permanent, Direct. ST/LT - Without policy protection RIGS could be lost or developed, which would detract from the natural and semi-natural quality of undeveloped areas of the district.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	assets that attract visitors both in the long term and short term.		
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.	Permanent; Indirect ST/LT + Through protecting the RIGS sites from developments, more efficient land use can be supported, by limiting appropriate sites to existing developed areas	Neutral. 0 Given the spread and distribution of RIGS this option (i.e. not protecting RIGS) the effect on this objective is only expected to be neutral.	-
11.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent, Indirect ST/LT + Protection of RIGS may indirectly have a beneficial effect, as it could prevent development in areas of areas of landscape quality.	Neutral. 0 A no policy option would not alter the status quo.	-
13. to 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent, Direct SWT/LT ++ By increasing the protection of geological assets, natural assets would be more protected, which would reduce anthropogenic impacts and urbanisation of greenfield sites. In turn this would preserve the biodiversity and allow it to flourish under increased protection.	Neutral. 0 A no policy option is unlikely to affect the biodiversity either way. Current legislation and directives already manage natural assets and sensitive areas and as such the addition of a new policy would only strengthen existing practices.	-
21. To 23	N/A		N/A
Summary			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 86: Policy GI03 – Protected Species and other significant species

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 8.	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, ST/LT ++ The proposed policy will help protect both wildlife and protected species, which would strengthen local protection of natural assets. In adopting the dual policy option wildlife and protected species would be preserved and keep a tourist value to the local economy.	Neutral 0. No policy option could allow developments to sprawl across natural assets and reduce their economic tourist value, which would negatively impact local wildlife. However existing legislation protects natural environments and wildlife so it is unlikely that a no policy option would create a decline. Protected species surveys are commonly apart of Natural England advice currently and so without further policies wildlife protection does exist	When developments are proposed then it should be promoted that an equivalent habitat will be created in a suitable alternative location.
10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from	Permanent Indirect ST/LT + Through a combined wildlife and protected species policy, positive urban regeneration can be encouraged, through encouraging reutilisation of	Unknown? Protected species are legally protected and would be unaffected even without planning policy.	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
buildings, and encourage urban renaissance.	current infrastructure away from green assets.	However, indirectly, by not protecting locally designated sites this option might contribute towards the unsustainable land use (i.e. green field developments).	
11. To ensure that a sustainable pattern of development is pursued.	<p style="background-color: #6aa84f; color: white; padding: 2px;">Permanent, Direct ST/LT +</p> <p>The proposed policy would robustly protect wildlife and land heritage. It would also encourage the future growth of such assets by discouraging local or adjacent developments.</p>	<p style="background-color: #ffff00; color: black; padding: 2px;">Neutral. 0</p> <p>A no policy option will not yield any positive or negative effects. This is due to existing local directives and legislation providing protection regarding wildlife. As such development practices would have to be conducted in an appropriate sustainable manner under current guidance.</p>	-
12. To 19	N/A		N/A
20. To conserve and enhance biodiversity.	<p style="background-color: #2e7131; color: white; padding: 2px;">Permanent; direct ST/LT ++</p> <p>Development of wildlife sites in conjunction with protected species would increase the overall effectiveness of the proposed policy and aid the enhancement of biodiversity on a dual level. Creating a combined approach would allow unilateral policies to ensure the full protection of wildlife and relevant species to aid the full enhancement of local biodiversity.</p>	<p style="background-color: #ffff00; color: black; padding: 2px;">Neutral. 0</p> <p>A no policy option would have a neutral impact. Existing legislation would protect wildfire and protected species.</p>	
21.To 23	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
Summary			
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 87: Policy GI04 – Amenity Green Space and Equipped Play Areas.

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent. Indirect. ST/LT + Indirectly the proposed policy will add to and support the sense of place within new and existing developments.	Neutral. 0 A no policy option would not alter the status quo.	-
7. and 8	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + Indirectly the proposed policy will add to and support natural, semi-natural and street scene through the provision and implementation of green infrastructure	Neutral. 0 A no policy option would not alter the status quo.	-
10. and 11	N/A		N/A
12. To conserve and enhance the character and quality of the area’s landscape and townscape particularly	Permanent. Indirect. ST/LT + Indirectly the proposed policy will add to and support and enhance the	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
associated with town centres and coastal areas.	character and quality of landscape and townscape across the district.		
13. to 19	N/A		N/A
21. To conserve and enhance biodiversity.	Permanent. Indirect. ST/LT + Indirectly the proposed policy will add to and support and enhance biodiversity.	Permanent, Direct. ST/LT - Without green space provision habitat connectivity could be compromised in favour of urban development, which would negatively impact biodiversity?	-
20. To 23	N/A		N/A
Summary 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 88: Policy GI05 – Protection of Playing Fields and Outdoor Sports Facilities

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent; Direct LT ++ Policy adoption would protect and safeguard playing fields and outdoor sport facilities which will increase social interactions across the community. As such an increased sense of place and community feel could be	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	established through using the medium of sport and physical recreation.		
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.	Neutral 0 Both options are unlikely to alter the status quo.		-
8. and 9.	N/A		N/A
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.	Neutral. 0. Policy adoption would not increase or decrease local employment provision as the policy is based upon protection of facilities as opposed to the creation of new structures.	Unknown ? A no policy option places potential development pressure on playing fields and outdoor sports facilities, which doesn't promote the use of previously developed land. The no policy option impacts are not easily quantifiable.	-
11. to 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Neutral 0 Both options are unlikely to alter the status quo.		-
21.to 23.	N/A		N/A
Summary	<p>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.</p>		

Policy 89: Policy GI06 – Landscape and Green Infrastructure

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + Indirectly all of these options will add to and support the sense of place within new and existing developments.	Neutral. 0 A no policy option would not alter the status quo.	-
7. and 8	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + Indirectly all of these options will add to and support natural, semi-natural and street scene through the provision and implementation of green infrastructure	Permanent, Indirect. ST/LT - A no policy option would not support the tourist economy as new developments would not need to create an attractive environment for users and could make Thanet less appealing to tourists	-
10. and 11	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT + Indirectly all of these options will add to and support and enhance the character and quality of landscape and townscape across the district.	Neutral. 0 A no policy option would not alter the status quo.	-
13. To 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent. Indirect. ST/LT +	Permanent, Direct. ST/LT - Without provisions for green infrastructure biodiversity would not be	-

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	Indirectly all of these options will add to and support and enhance biodiversity.	enhanced with new developments and this could lead to a reduction in habitat quality and connectivity.	
21.To 23	N/A		N/A
Summary			
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 90: Policy GI07 – Jackey Bakers

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent; Direct LT ++	Neutral. 0.	-
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.	Permanent; Indirect ST/LT +	Neutral. 0	Adoption of the proposed policy could increase local employment opportunities through increased demand on the sport centre requiring additional staff. The proposed policy should be

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	developments could yield employment opportunities for local residents.		favoured due to its opportunity to create local jobs.
8. and 9	N/A		N/A
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.	Permanent; Indirect ST/LT + Through redevelopment and increased utilisation of the sports ground, positive regeneration can be encouraged of the sports facility area and wider local district. Additionally if the facility can become a leading sports venue then local regeneration can occur as businesses will become increasingly attracted to the area to utilise new opportunities.	Unknown ? A no policy option would have unknown impacts as at this stage it is not easy to quantify future changes as they are currently unknown. .	
11. To 19	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent, Indirect LT -/? Implementation of the proposed policy may involve the potential expansion and development of area could lead to the utilisation of green spaces which could cause a decline in local biodiversity.	Neutral. 0 A no policy option would not alter the status quo.	Future developments of the site could be subjected to EIA or appropriate planning practices to ensure biodiversity is protected in the local vicinity.
21. To 23	N/A		N/A
Summary	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		

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 91: Policy QD01 – General Design Principles

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent; Direct ST/LT + The proposed policy will ensure that the design of new residential development is robustly undertaken to provide proportionate, well designed units based on demand. The policy is unable to define tenure requirements however, so positive effects are limited	Neutral. 0 A no policy option would not alter the status quo.	-
2. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent direct ST + The proposed policy places significant emphasis on the integration of new developments and surrounding locations in terms of scale, massing and character.	Neutral. 0 A no policy option would not alter the status quo.	-
7. to 10.	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent direct LT + Through integrating new developments within the character and uses of existing locations, the proposed policy will help	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	contribute towards implementing compatible land uses.		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent indirect LT + The proposed policy aims to ensure that new developments are complimentary with existing buildings and areas. The primary aim of this is to retain the local character of defined areas.	Neutral. 0 A no policy option would not alter the status quo.	-
13. to 17.	N/A		N/A
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent indirect LT + The robust design of new developments will ensure that climate change resilience is integrated in to land use patterns. Effects will depend on the degree to which design measures are implemented, but designs that limit energy use will also assist in meeting this objective.	Neutral. 0 A no policy option would not alter the status quo.	-
19. to 22.	N/A		N/A
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct LT + The proposed policy will help to implement strong design principles as part of new development, which should help towards increasing energy efficiency in new developments.	Neutral. 0 A no policy option would not alter the status quo.	-
Summary			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 92: Policy QD02 – Living Conditions

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy has the potential to positively impact the objective by delivering new developments that can be designed to promote a sense of place. This would be achieved by providing adequate services and opportunities for individuals to keep the community clean and tidy.	Permanent, direct ST/LT - No policy option could encourage developments that are not courteous toward neighbouring buildings and would not support the provision of shared recreational space in new housing developments	-
7. and 8	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + The proposed policy has the potential to positively impact on this objective by setting criteria to promote design quality that considers existing buildings and residents. This will help to make new developments pleasant places for people to live, work and visit which	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	will have indirect benefits for the visitor and tourist economy.		
10. and 11	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent direct ST/LT +/? The proposed policy is likely to have a significant beneficial effect on the character of the public realm, open spaces and the character and appearance of the District's townscape. However, the specific policy criteria and mechanism for achieving these outcomes will require further development and assessment in subsequent stages of the development of the Local Plan.	Permanent, direct ST/LT - No policy option could encourage developments that are not compatible with neighbouring buildings and are detrimental to townscape character.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. ST/LT + Although no aspect of the proposed policy refers explicitly to heritage features the proposed policy has the potential to positively impact on this objective ensuring that all development takes into account their effects on the character of the area and the setting of nearby buildings and areas of public realm.	Neutral. 0 A no policy option would not alter the status quo.	-
14. to 16.	N/A		N/A
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST/LT + This will have a significant beneficial effect for the by providing the	Permanent, direct ST/LT - No policy option could encourage developments that do not provide space	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	necessary space for refuse disposal in new developments	for refuse disposal, or for the adequate separation of waste	
18. To 23.	N/A		N/A

Summary

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 93: Policy QD03 - Advertisements

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT ++ The proposed policy has the potential to positively impact the objective by delivering new developments that can be designed to promote a sense of place. This would be achieved by providing adequate services and opportunities to individuals to keep the community clean and tidy and preventing inappropriate advertisements.	Permanent, direct ST/LT - No policy option could allow advertisements to dominate community space, detracting from its unique character	-
7. to 11.	N/A		N/A

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent direct ST/LT +/? The proposed policy is likely to have a significant beneficial effect on the character of the public realm, open spaces and the character and appearance of the District's townscape, by establishing criteria for the appearance and illumination of advertising	Permanent, direct ST/LT - No policy option could encourage applications for advertising that are not compatible with the surrounding area, or other forms of advertising.	-
13. to 23.			
Summary			
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 94: Policy QD04 - Telecommunications

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 4	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Indirect. ST/LT +/? The proposed policy is likely to have a positive effect, though there is potential for an uncertain effect until it is known where developments will occur. At this stage, it is not possible to determine if vulnerable people will benefit.	Neutral. 0 A no policy option would not alter the status quo.	The uncertainties could be addressed by working with developers and providers to ensure people in deprived areas can access these facilities.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT +/? If this infrastructure means that people can work and live in the same area this option could contribute towards supporting the vibrancy and sense of place.	Neutral. 0 A no policy option would not alter the status quo.	-
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.	Permanent. Indirect. ST/LT +/? This infrastructure will help to support existing business and provide the facilities required by business (e.g. high speed broadband). By providing these facilities the District will be able to compete on a more equal basis with other areas and indirectly this will support job creation.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT +/? This infrastructure will help to support existing and new business and provide the facilities required by business (e.g. high speed broadband). By providing these facilities the District will be able to compete on a more equal basis with other areas and indirectly this will support the growth in GVA.	Neutral. 0 A no policy option would not alter the status quo.	-
9. and 10.	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT +/? The proposed policy will provide the infrastructure that will help people to reduce their need to travel, either by	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	working from home or by using video conferencing to reduce the need to travel on business. However uncertainty exists as it provides an infrastructure to do so and is facilitative in capacity.		
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT ? An uncertain effect is predicted because the physical manifestation of telecommunication infrastructure can sometimes be intrusive (e.g. masts), but in others can be minor or negligible (e.g. below ground cable).	Neutral. 0 A no policy option would not alter the status quo.	Any potentially adverse effects of the infrastructure would be mitigated by NPPF policy and also possibly development management policies (e.g. to screen / hide masts).
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. ST/LT ? An uncertain effect is predicted because the physical manifestation of telecommunication infrastructure can sometimes be intrusive (e.g. visual effects of masts on the setting of listed buildings or excavations impacting on below ground archaeology)	Neutral. 0 A no policy option would not alter the status quo.	Any potentially adverse effects of the infrastructure would be mitigated by NPPF policy and also possibly development management policies (e.g. to screen / hide masts).
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT +/? Potential indirect effects of the proposed policy results in fewer people travelling by car, thereby reducing road traffic emissions. However the scale of any effect will be small therefore a minor effect is predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to	Permanent. Indirect. ST/LT +/?	Neutral. 0	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
key facilities, services and employment opportunities without reliance on private vehicles.	The proposed policy will provide the infrastructure that will help people to reduce their need to travel, either by working from home or by using video conferencing to reduce the need to travel on business. But this policy will not guarantee that residents and businesses will do this, therefore there is a degree of uncertainty associated with this option.	A no policy option would not alter the status quo.	
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Indirect. ST/LT +/-? Potential indirect effects of the proposed policy results in fewer people travelling by car. However the scale of any effect will be small therefore a minor effect is predicted	Neutral. 0 A no policy option would not alter the status quo.	-
17.	N/A		N/A
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Indirect. ST/LT +/-? Potential indirect effects of the proposed policy results in fewer people travelling by car, thereby reducing road traffic emissions. However the scale of any effect will be small therefore a minor effect is predicted.	Neutral. 0 A no policy option would not alter the status quo.	-
19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent. Indirect. ST/LT ? An uncertain effect is predicted because the physical manifestation of	Neutral. 0 A no policy option would not alter the status quo.	Any potentially adverse effects of the infrastructure would be mitigated by NPPF policy and also possibly

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	telecommunication infrastructure can sometimes be intrusive (e.g. impact on the habitats of protected species).		development management policies. Any infrastructure works would also be subject to relevant legislation.
21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT +/? The proposed policy may have a positive effect if it allows businesses to manage their supply chains more efficiently.	Neutral. 0 A no policy option would not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Indirect. ST/LT +/? The proposed policy may have a positive effect because it would help to put into place the infrastructure to support smart grids or other technologies. However, it will not drive an overall increase in renewable generation.	Neutral. 0 A no policy option would not alter the status quo.	-
<p>Summary</p> <p>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.</p>			

Policy 95: Policy HE01 - Archaeology

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent; Indirect ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to support sense of place locally by ensuring that local assets are protected which contribute to the local atmosphere.	Permanent, Indirect, ST/LT ? As the scale of future developments are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
7. 8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent, Indirect, ST/LT + The proposed policy has the ability to indirectly lead to minor positive impacts upon the objective. All options will safeguard heritage assets in their own given way. The protection of heritage assets would promote sustainability and economic growth of the district by ensuring such assets can be utilised for business and tourism. By safeguarding such assets the business and tourist industry growth will aid the creation of job opportunities and help increase GVA per capita.	Permanent, Indirect, ST/LT ? As the scale of future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to support the local tourist economy as such features provide help to attract visitors to the local area.	Permanent. Indirect. ST/LT ? As the scale of future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
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.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have an unknown impact upon the objective. This is due to future developments being unknown in design and location and as such the ability to assess the impacts of land reutilisation is restricted.	The proposed policy could be developed to try to actively promote the reuse of local spaces and materials, where possible, in order to encourage urban renaissance.	
11.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to enhance and preserve local character by providing safeguarding policies for local heritage which is integral to local landscape and townscape.	Permanent. Indirect. ST/LT ? By not adopting the policy it is unknown if the character and quality of the local spaces would decline. It could be conceivable that local heritage sustains its integrity; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ++ The proposed policy will provide explicit protection and guidance for heritage assets. Given the proposed	Permanent. Indirect. ST/LT ? A no policy option has unknown impacts as the scale of future developments are not yet known and as	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	policy is specific towards heritage assets, the impacts will be significant and direct upon the objective.	such the impacts cannot be wholly assessed. It could be conceivable that local heritage sustains its importance and appeal; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	
14. to 21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT + As the proposed policy is seeking to protect heritage assets it is likely that the objective will be met indirectly. Through the protection of heritage assets appropriate design and developments will occur with a focus on 'green' processes. This will meet the objectives criteria but most specific to this is option 17j which will seek proposals to enhance local environmental performance whilst remaining sensitive to local assets.	Permanent. Direct. ST/LT ? A no policy option has unknown impacts as the scale of future developments are not yet known and as such the impacts cannot be wholly assessed.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT ? All policy options have an unknown impact upon the objective. This is due to a lack of specificity in relation to energy efficiency and renewable energy within the options.	Permanent. Direct. ST/LT ? A no policy option has unknown impacts as the scale of future developments are not yet known and as such the impacts cannot be wholly assessed.	-
Summary 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			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 96: Policy HE02 – Development in Conservation Areas

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + The propose policy will preserve and protect heritage, cultural and environmental assets all of which provide an ambience and sense of place within a community.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
7.	N/A		N/A
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT + The proposed policy will have positive impacts as by preserving conservation areas and listed assets sustainable growth will occur by preserving assets of economic and tourist value and directing regeneration projects to areas that require growth as opposed to at the expense of existing heritage and environmental assets.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + The proposed policy will directly positively impact the objective as they will offer protection to assets and areas that contribute to tourist economy by acting as areas of attraction and interest.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	
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.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have an unknown impact upon the objective. This is due to future developments being unknown in design and location and as such the ability to assess the impacts of land reutilisation is restricted.		-
11.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT ++ The proposed policy has the ability to provide positive impacts upon the objective. The proposed policy will significantly protect conservation areas by ensuring new developments are not to the detriment of registered or listed heritage or environmental assets.	Permanent. Indirect. ST/LT ? By not adopting the policy it is unknown if the character and quality of the local spaces would decline. It could be conceivable that local heritage sustains its integrity; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ++ The proposed policy will have a significant positive effect upon the objective as they have specific relevance to ensure developments protect and enhance sites, features and	Permanent. Indirect. ST/LT ? A no policy option has unknown impacts as future developments are not yet known and as such the impacts cannot be wholly assessed. It could be conceivable that local heritage sustains	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	areas of historic archaeological or architectural importance.	its importance and appeal; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	
14. To 23	N/A		N/A
Summary			
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 97: Policy HE03 – Local Heritage Assets

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent; Indirect ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to support sense of place locally by ensuring that local assets are protected which contribute to the local atmosphere.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
7.	N/A		N/A
8. To ensure the sustainable development of the proposed economic growth and encourage employment	Permanent. Indirect. ST/LT +	Permanent. Indirect. ST/LT ?	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
development at key sites within the District to support priority regeneration areas.	The proposed policy has ability to indirectly lead to minor positive impacts upon the objective. The proposed policy will safeguard heritage assets in their own given way. The protection of heritage assets would promote sustainability and economic growth of the district by ensuring such assets can be utilised for business and tourism. By safeguarding such assets the business and tourist industry growth will aid the creation of job opportunities and help increase GVA per capita.	As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to support the local tourist economy as such features provide help to attract visitors to the local area.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
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.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have an unknown impact upon the objective. This is due to future developments being unknown in design and location and as such the ability to assess the impacts of land reutilisation is restricted.	The proposed policy could be developed to try to actively promote the reuse of local spaces and materials, where possible, in order to encourage urban renaissance.	
11.	N/A	N/A	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the proposed policy will help to enhance and preserve local character by providing safeguarding policies for local heritage which is integral to local landscape and townscape.	Permanent. Indirect. ST/LT ? By not adopting the policy it is unknown if the character and quality of the local spaces would decline. It could be conceivable that local heritage sustains its integrity; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ++ The proposed policy will provide protection and guidance for heritage assets. Given the proposed policy is specific towards heritage assets the impacts will be significant and direct upon the objective.	Permanent. Indirect. ST/LT ? A no policy option has unknown impacts as future developments are not yet known and as such the impacts cannot be wholly assessed. It could be conceivable that local heritage sustains its importance and appeal; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-
14. To 21.	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT + With the proposed policy seeking to protect heritage assets it is likely that the objective will be met indirectly. Through the protection of heritage assets appropriate design and developments will occur with a focus on 'green' processes.	Permanent. Direct. ST/LT ? A no policy option has unknown impacts as future developments are not yet known and as such the impacts cannot be wholly assessed.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have an unknown impact upon the objective. This is due to a lack of specificity in relation to energy efficiency and renewable energy within the options.		-
<p>Summary</p> <p>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 particular 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.</p>			

Policy 98: Policy HE04 – Historic Parks and Gardens

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent. Indirect. ST/LT + The proposed policy will preserve and protect heritage, cultural and environmental assets all of which provide an ambience and sense of place within a community.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
7.	N/A		N/A
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the	Permanent. Indirect. ST/LT + The proposed policy will have positive impacts as by preserving conservation areas and listed assets sustainable	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
District to support priority regeneration areas.	growth will occur by preserving assets of economic and tourist value and directing regeneration projects to areas that require growth as opposed to at the expense of existing heritage and environmental assets.	the impacts of a no policy option to protect heritage features.	
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Direct. ST/LT + The proposed policy will directly positively impact the objective as it will offer protection to assets and areas that contribute to tourist economy by acting as areas of attraction and interest.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
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.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have an unknown impact upon the objective. This is due to future developments being unknown in design and location and as such the ability to assess the impacts of land reutilisation is restricted.		-
11. To ensure that a sustainable pattern of development is pursued.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT + The proposed policy has the ability to provide positive impacts upon the objective. All options will protect and preserve some form of landscape whether urban or environmental by ensuring new developments are not to the detriment of registered or listed heritage or environmental assets.	Permanent. Indirect. ST/LT ? By not adopting the policy it is unknown if the character and quality of the local spaces would decline. It could be conceivable that local heritage sustains its integrity; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ++ The proposed policy has a significant positive effect upon the objective as they have specific relevance to ensure developments protect and enhance sites, features and areas of historic archaeological or architectural importance.	Permanent. Indirect. ST/LT ? A no policy option has unknown impacts as future developments are not yet known and as such the impacts cannot be wholly assessed. It could be conceivable that local heritage sustains its importance and appeal; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-
14. To 23	N/A		N/A
Summary			
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 99: Policy HE05 – Works to a heritage asset to address climate change

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent; Indirect ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to support sense of place locally by ensuring that local assets are protected	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	which contribute to the local atmosphere.		
7.	N/A		N/A
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT + The proposed policy has the ability to indirectly lead to minor positive impacts upon the objective. All options will safeguard heritage assets in their own given way. The protection of heritage assets would promote sustainability and economic growth of the district by ensuring such assets can be utilised for business and tourism. By safeguarding such assets the business and tourist industry growth will aid the creation of job opportunities and help increase GVA per capita.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to support the local tourist economy as such features provide help to attract visitors to the local area.	Permanent. Indirect. ST/LT ? As future development are not yet known, it is not possible to fully assess the impacts of a no policy option to protect heritage features.	-
10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have an unknown impact upon the objective. This is due to future developments being unknown in design and location and as such the ability to assess the impacts of land reutilisation is restricted.		The proposed policy could be developed to try to actively promote the reuse of local spaces and materials, where possible, in order to encourage urban renaissance.

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
buildings, and encourage urban renaissance.			
11.	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Indirect. ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to enhance and preserve local character by providing safeguarding policies for local heritage which is integral to local landscape and townscape.	Permanent. Indirect. ST/LT ? By not adopting the policy it is unknown if the character and quality of the local spaces would decline. It could be conceivable that local heritage sustains its integrity; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT ++ The proposed policy will provide protection and guidance for heritage assets. Given the policy options are specific towards heritage assets the impacts will be significant and direct upon the objective.	Permanent. Indirect. ST/LT ? A no policy option has unknown impacts as future developments are not yet known and as such the impacts cannot be wholly assessed. It could be conceivable that local heritage sustains its importance and appeal; yet similarly without guidance a decline could be possible due to a lack of safeguarding.	-
14. To 21.	N/A	N/A	
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT + With the proposed policy seeking to protect heritage assets it is likely that the objective will be met indirectly. Through the protection of heritage	Permanent. Direct. ST/LT ? A no policy option has unknown impacts as future developments are not yet known and as such the impacts cannot be wholly assessed.	

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	assets appropriate design and developments will occur with a focus on 'green' processes.		
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT ? Both the proposed policy and no policy option have an unknown impact upon the objective. This is due to a lack of specificity in relation to energy efficiency and renewable energy within the options.		-
Summary			
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 particular 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 100: Policy CC01 – Fluvial and Tidal Flooding

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, indirect LT +/? The proposed policy has the potential to make a positive contribution towards this objective by making sure that housing development does not occur in areas of flood risk or exacerbate the risk of flooding to other areas through the implementation of poor drainage systems.	Permanent, direct LT – Disregard to flood risk could see houses damaged by floods and/or exacerbate flooding in other areas.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
2. To 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent, direct LT + The proposed policy likely to result in development located in sustainable locations that takes into account coastal, fluvial and surface water flooding.	Permanent, direct LT – Development in an area of flood risk is unsustainable due to potential flood damage to residential, retail, commercial and community facilities.	-
12. To 18	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent, direct LT + The proposed policy will enhance provisions with regards to the management of flood risk yet it would potentially occur in differing ways, but with the same effects.	Permanent, direct LT – No policy option would allow developments to take place without appropriate measures to manage flood risk.	-
20. To 23	N/A		N/A
Summary	<p>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.</p>		

Policy 101: Policy CC02 – Surface Water Management

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, indirect LT +/? The proposed policy has the potential to make a positive contribution towards this objective by making sure that housing development exacerbate the risk of flooding to other areas through the implementation of poor drainage systems.	Permanent, indirect LT – Lack of sustainable drainage systems could compromise water quality in groundwater source protection zones, put housing areas at increased flood risk, and increase pollution from runoff.	-
2. To 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent, direct LT + The proposed policy likely to result in development located in sustainable locations that takes into account coastal, fluvial and surface water flooding.	Neutral. 0 A no policy option would not alter the status quo.	-
12. To 18	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent, direct LT + The proposed policy will enhance provisions with regards to the management of flood risk yet it would potentially occur in differing ways, but with the same effects.	Permanent, indirect LT – No policy option would allow developments to take place without appropriate measures to manage flood risk.	-
20. To 23	N/A		N/A
Summary 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			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 102: Policy CC03 – Coastal Development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, indirect LT +/? The proposed policy has the potential to make a positive contribution towards this objective by making sure that housing development does not occur in areas of coastal flood risk or erosion.	Permanent, direct LT – Lack of provision toward the prevention of erosion and damage caused by erosion could put houses and occupants at risk.	-
2. To 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent, direct LT + The proposed policy is likely to result in development located in sustainable locations that takes into account coastal, fluvial and surface water flooding.	Permanent, direct LT- Development in an area at risk to coastal erosion or without erosion management measures is unsustainable due to potential damage from coastal erosion.	-
12. To 18	N/A		N/A
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with PPS25.	Permanent, direct LT ++ The proposed policy will enhance provisions with regards to the management of coastal flooding and coastal erosion. This would protect	Permanent, direct LT- No policy option would allow developments to take place without appropriate measures to manage coastal flooding and coastal erosion.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	various land uses from the effects of coastal change.		
20. To 23	N/A		N/A

Summary

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 103: Policy CC04 – Sustainable Design

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, direct LT + The proposed policy is in line with current government policy (e.g. building regulations) and would require future development to comply the standards applicable at that point in time. As a result viability of future housing development is unlikely to be affected.	Permanent, direct LT - New housing developments would be allowed to pursue unsustainable practices, which could potentially lead to poor quality housing being developed.	-
2. To 9	N/A		N/A
10. To improve efficiency in land use through the re-use of previously developed land and existing buildings,	Permanent, direct LT + + The proposed policy supports property redevelopment and re-use as well as the	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
including reuse of materials from buildings, and encourage urban renaissance.	use of sustainable materials and, vacant floor space. It also promotes the design of buildings whereby they can be used for different functions in the future, by being flexible in use.		
11. To ensure that a sustainable pattern of development is pursued.	Neutral. 0	Both the proposed policy and no policy option would not alter the status quo.	-
12. and 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent, direct LT + The proposed policy will contribute towards improving air quality by helping to reduce reliance on fossil fuel derived energy sources that are the source of atmospheric pollutants such as NO ₂ .	Neutral. 0 A no policy option would not alter the status quo.	-
15 and 16	N/A		N/A
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent direct LT ++ The proposed policy will make significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation.	Neutral. 0 A no policy option would not alter the status quo.	-
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent direct LT ++ The proposed policy will make a significant contribution towards	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
	achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.		
19. To 21	N/A.	N/A.	
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
Summary			

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
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 104: Policy CC05 – Renewable energy installations

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Unknown ? The policy option is not likely to have an effect on housing, though the degree to which solar photo-voltaic panels are incorporated in to residential developments may have a positive contribution.	Neutral. 0 A no policy option would not alter the status quo.	-
2. To 6	N/A		N/A
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.	Permanent, Indirect LT + The proposed policy could, indirectly, support the green economy in terms of jobs associated with the installation and operation of renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the	Permanent, Indirect LT + The proposed policy could, indirectly, support the green economy in terms of jobs associated with the installation and operation of renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
District to support priority regeneration areas.			
9. and 10.	N/A.		N/A.
11. To ensure that a sustainable pattern of development is pursued.	Neutral 0	Neutral. 0	-
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent, direct LT + The proposed policy includes measures to limit the impact on landscape.	Neutral. 0 A no policy option would not alter the status quo.	-
13.	N/A.		N/A.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent, direct LT + The proposed policy will contribute towards improving air quality by helping to reduce reliance on fossil fuel derived energy sources that are the source of atmospheric pollutants such as NO ₂ .	Permanent, indirect ST/LT - No policy option would encourage the use of fossil fuels which could worsen air quality	-
15. to 17			
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the installation of low carbon and renewable energy.	Permanent, indirect LT - No policy option would encourage the use of fossil fuels which could contribute toward climate change	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
19. To 21.	N/A.		N/A.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by supporting the installation of low carbon and renewable energy.	Permanent, indirect LT - No policy option would encourage the continued use of fossil fuels.	-
Summary 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 105: Policy CC06 – District Heating

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent, indirect + Support for district heating may make future housing development more attractive if it results in lower energy costs for residents.	Permanent, indirect LT - No policy option would encourage use of less efficient individual heating schemes, which are potentially less sustainable than district heating schemes	-
2. To 6	N/A		N/A
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.	Permanent, direct LT + The proposed policy could, indirectly, support the green economy in terms of jobs associated with the installation and operation of district heating.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent, direct LT + The proposed policy could, indirectly, support the green economy in terms of the installation and operation of district heating.	Neutral. 0 A no policy option would not alter the status quo.	-
9. and 10.	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.		Neutral. 0 A no policy option would not alter the status quo.	-
12. and 13.	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent, direct LT + The proposed policy will contribute towards improving air quality by	Permanent, indirect LT - No policy option would encourage use of less efficient individual heating	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	helping to reduce reliance on fossil fuel derived energy sources that are the source of atmospheric pollutants such as NO ₂ .	schemes, which could rely on fossil fuels that would worsen air quality	
15. To 17	N/A		N/A
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
19. To 21	N/A		N/A
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Permanent, indirect LT - Not promoting district heating schemes would encourage less efficient and less sustainable heating schemes.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Permanent, indirect LT – Not promoting district heating schemes would encourage less efficient and less sustainable heating schemes	-
Summary 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 106: Policy CC07 – Solar Parks

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 7	N/A.		N/A.
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent, indirect LT + The proposed policy could, indirectly, support the green economy in terms of jobs associated with the installation and operation of renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
9. and 11	N/A.		N/A.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent, direct LT + The proposed policy includes measures to limit the impact on landscape, visual amenity etc.	Neutral. 0 A no policy option would not alter the status quo.	-
13.	N/A.		N/A.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent, indirect LT + The proposed policy will indirectly contribute towards improving air quality by helping to reduce reliance on fossil fuel derived energy sources that are the source of atmospheric pollutants such as NO ₂ .	Neutral. 0 A no policy option would not alter the status quo.	-
15. to 17	N/A.		N/A.
19. To ensure development within the District responds to the challenges associated with climate change.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
19.	N/A.		N/A.
20. To conserve and enhance biodiversity.	Permanent, direct LT + The proposed policy includes measures to provide biodiversity enhancements.	Neutral. 0 A no policy option would not alter the status quo.	-
21.	N/A		

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
Summary			
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 107: Policy CC08 - Richborough

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 6	N/A.		N/A.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent, direct LT + The proposed policy could, indirectly, support the green economy in terms of jobs associated with the installation and operation of renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent, direct LT + The proposed policy could, indirectly, support the green economy in terms of jobs associated with the installation and operation of renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
9. to 13	N/A.		N/A.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent, direct LT + The proposed policy will contribute towards improving air quality by helping to reduce reliance on fossil fuel derived energy sources that are the source of atmospheric pollutants such as NO ₂ .	Neutral. 0 A no policy option would not alter the status quo.	-
15. to 17	N/A.		N/A.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent direct LT + The proposed policy will make a contribution towards achieving this objective by supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
19.	N/A.		N/A.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent indirect LT + The proposed policy will contribute towards conserving biodiversity by ensuring that any potential development of renewable energy facilities at Richborough is not detrimental to nearby sites of conservation value, or that any potential effects will be fully mitigated.	Neutral. 0 A no policy option would not alter the status quo.	-
21.	N/A		
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and supporting the installation of low carbon and renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	-
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct LT ++ The proposed policy will make a significant contribution towards achieving this objective by promoting the use of sustainable materials, re-using buildings and structures where possible and minimising waste in construction and operation and	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	supporting the installation of low carbon and renewable energy.		
Summary			
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 108: Policy SE01 – Potentially Polluting Development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent direct LT ++ The proposed policy will have a significant beneficial effect on air quality particularly where future development might otherwise have detrimental effect by providing planning policy controls.	Permanent, indirect ST - Without policy adoption there is a risk that development could occur that indirectly exacerbates air quality problems. However, this is likely to be limited to the short term as air quality improves due to lower emissions from road vehicles and more efficient heating systems etc.	-
15. to 19	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent direct LT + The proposed policy will have a beneficial effect on biodiversity in the long term by helping to reduce atmospheric pollutants that can have a	Permanent, indirect ST - Without policy adoption there is a risk that development could occur that indirectly has a detrimental effect on biodiversity through air pollution.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	detrimental effect on the status and condition of designated wild life sites such as SSSIs, SACs and SPAs.	However, this is likely to be limited to the short term as air quality improves due to lower emissions from road vehicles and more efficient heating systems etc.	
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent direct LT + The proposed policy will have a beneficial effect on water quality by providing planning policy controls to mitigate potentially polluting activities.	Permanent, indirect ST - Without policy adoption there is a risk that development could occur that indirectly exacerbates air quality problems. However, this is likely to be limited to the short term as air quality improves due to lower emissions from road vehicles and more efficient heating systems etc.	-
22. and 23	N/A		N/A
Summary 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 109: Policy SE02 – Landfill Sites and Unstable Land

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 9	N/A		N/A
10. To improve efficiency in land use through the re-use of previously	Permanent. Indirect ST/ +	Neutral. 0	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures		
developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	The policy will have beneficial effect on land use by helping to provide a framework that would allow land previously used for landfill to be used for development	A no policy option would not alter the status quo.			
11. to 23	N/A		N/A		
Summary					
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 110: Policy SE03 – Contaminated Land

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 9	N/A		N/A
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.	Permanent indirect LT + The 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	Neutral. 0 A no policy option would not alter the status quo.	-
11. to 23	N/A		N/A
Summary			

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 111: Policy SE04 – Ground Water Protection

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent indirect LT + The proposed policy will have a significant beneficial effect on groundwater quality by providing planning policy controls to mitigate potentially polluting activities/developments.	Permanent indirect LT -/? Without policy adoption there is a risk that development could occur that indirectly exacerbates groundwater problems.	-
12. to 19	NA		
20. To conserve and enhance biodiversity.	Permanent direct LT + The proposed policy will have a beneficial effect on groundwater quality and areas of biodiversity fed by groundwater sources such as areas of coastal marshland.	Permanent indirect LT -/? Without policy adoption there is a risk that development could occur that indirectly exacerbates groundwater problems with knock-on effects for areas of biodiversity.	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent direct LT ++ The proposed policy will have a significant beneficial effect on groundwater quality by providing planning policy controls to mitigate	Permanent, indirect ST/LT -/? Without policy adoption there is a risk that development could occur that indirectly exacerbates groundwater problems.	-

	potentially polluting activities/developments.		
22. to 23.	NA		N/A
Summary			
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 112: Policy SE05 – Air Quality

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 13.	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent direct LT ++ The proposed policy will have a significant beneficial effect on air quality particularly where future development might otherwise have detrimental effect by providing planning policy controls.	Permanent, indirect ST - Without policy control there is a risk that development could occur that indirectly exacerbates air quality problems. However, this is likely to be limited to the short term as air quality improves due to lower emissions from road vehicles and more efficient heating systems etc.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent, Direct, LT + The proposed policy will contribute towards providing a sustainable transport network by promoting a shift towards the use of sustainable low emission transport; and ensuring that development is located where it is	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	accessible to support the use of public transport, walking and cycling.		
16. to 19	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent direct LT + The proposed policy will have beneficial effects on biodiversity in the long term by helping to reduce atmospheric pollutants that can have a detrimental effect on the status and condition of designated wild life sites such as SSSIs, SACs and SPAs.	Permanent, indirect ST - Without policy control there is a risk that development could occur that indirectly exacerbates air quality problems. However, this is likely to be limited to the short term as air quality improves due to lower emissions from road vehicles and more efficient heating systems etc.	-
21. To 23	N/A		N/A
Summary 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 113: Policy SE06 – Noise Pollution

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 6	N/A		N/A
7. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + Adoption of the proposed policy would ensure that residents and other sensitive receptors are protected from unacceptable noise at both existing and future development locations.	Unknown ? A no policy option has unknown effects. This is due to the fact that it is hard to predict how potential residents would react to noise pollution and what they deemed inappropriate. As such with not knowing how the target market would react it is difficult to say if a no policy option would restrict the viability or not considering location is also unknown.	-
8. To 23.	N/A		N/A
Summary			The proposed policy would ensure that residents and other sensitive receptors are protected from unacceptable noise at both existing and future development locations.

Policy 114: Policy SE07 – Noise Action Plan Important Areas

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 5.	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + The proposed policy would ensure that noise pollution is managed in line with the Environmental Noise Directive and	Unknown ? A no policy option has unknown effects. This is due to the fact that it is hard to predict how potential residents	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	ensure that that communities and residential amenity is protected from unacceptable noise.	would react to noise pollution and what they deemed inappropriate. As such with not knowing how the target market would react it is difficult to say if a no policy option would restrict the viability or not considering location is also unknown.	
7. To 23	N/A		N/A
Summary			
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 115: Policy SE08 – Aircraft Noise

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Indirect.ST/LT + The proposed policy would directly reduce nuisance from noise making sites a more sustainable option for residential development.	Unknown ? A no policy option has unknown effects. This is due to the fact that it is hard to predict how potential residents would react to noise pollution and what they deemed inappropriate. As such with not knowing how the target market would react it is difficult to say if a no policy option would restrict the viability or not considering location is also unknown.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
2. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect.ST/LT + The proposed policy would indirectly cause residential areas to be more appealing due to less nuisance from noise. As such residents could potentially be more settled in an area where they feel less disrupted from aircraft noise pollution via aircraft. Resultantly a sense of place and community feel could be aided due to the increased resident satisfaction in the area they live within.	Unknown ? The effects of the no policy option are unknown in its effect upon the community. The parameters in terms of development location and target market is not disclosed so it is difficult to infer the impacts on a non-policy option being selected.	-
7. To 23	N/A		N/A
Summary 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 116: Policy SE09 – Aircraft Noise and Residential Development

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent. Indirect. ST/LT + Although the policy makes a positive contribution to reducing noise nuisance within residential development, it does not go as far as seeking to reduce noise nuisance impacts in areas external to properties such as gardens, parks etc., or for impacts within properties when windows are open. Greater controls on where development is located in relation to noise nuisance would further increase the sustainability of new residential development.	Unknown? A no policy option has unknown effects. This is due to the fact that it is hard to predict how potential residents would react to noise pollution and what they deemed inappropriate. As such with not knowing how the target market would react it is difficult to say if a no policy option would restrict the viability or not, considering location is also unknown.	-
2. To 5	N/A		
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect. ST/LT The proposed policy could indirectly cause residential areas to be more appealing, due to less noise nuisance from the airport. As such residents could potentially be more settled in an area where they feel less disrupted from aircraft induced noise pollution. Resultantly a sense of place and community could grow due to the increased satisfaction of the residents.	Unknown? The adoption of no policy option is unknown in its effect upon the community. The parameters in terms of development location and target market is not disclosed so it is difficult to infer the impacts on a non-policy option being selected.	-
7. To 10	N/A		

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. LT + The proposed policy is likely to yield sustainable practices by ensuring that residential developments apply appropriate measures to reduce noise nuisance.	Permanent. Direct. LT - A no policy option could allow unviable developments across the district due to a lack of guidance and direction to ensure appropriate measures are implemented in relation to mitigation of noise nuisance.	-
12. To 23	N/A		N/A
Summary			
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 117: Policy SE10 – Light Pollution

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 11	N/A		N/A
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT + The proposed policy would have direct benefits for landscape and townscape with a landscape and visual assessment required (to cover light pollution effects) for developments that fall in E1 category (National Parks, AONBs etc.)	Permanent, Direct ST/LT- A no policy option may result in negative effects on landscape and townscape as a result of light spillage and pollution from new developments.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
113. to 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT + The policy would have direct benefits for wildlife (e.g. bats) with lighting within developments needing to be designed to prevent disturbance to wildlife.	Permanent, Direct ST/LT – A no policy option may result in negative effects on wildlife as a result of light spillage and pollution from new developments.	-
21.to 23	N/A		N/A
Summary 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 118: Policy CM01 – Provision of New Community Facilities

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A		N/A
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT + The proposed policy is likely a to have a positive effect by ensuring that the land use allocations for existing facilities are retained and that additional facilities can be provided in the future as and when demand increases.	Permanent. Direct, LT – A no policy option may result in the loss of local healthcare facilities, with buildings and land given over to other uses.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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.	Permanent. Direct. ST/LT + The proposed policy is likely to have a positive effect by ensuring that the land use allocations for existing facilities are retained and that additional facilities can be provided in the future as and when demand increases.	Permanent. Direct, LT - A no policy option may result in the loss of local educational facilities, with buildings and land given over to other uses.	-
4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT + The proposed policy is likely to have a positive effect by ensuring that community facilities are retained at a local level to support vulnerable people.	Permanent. Direct, LT - A no policy option may have an adverse effect as it may result in the loss of existing community facilities that support local people. The most vulnerable members of society are likely to be disproportionately affected by those losses.	
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy will have a beneficial effect by supporting the continued role of facilities that can contribute towards a sense of place.	Permanent. Direct, LT - A no policy option might have an adverse effect on 'sense of place' if existing facilities are lost.	-
7 To 14	N/A		N/A
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT + The proposed policy is likely to have an indirect positive effect by ensuring that community facilities are retained at a local level. This should enable	Permanent. Indirect, LT - A no policy option may result in the loss of local community facilities, with greater travel distances required to	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	more sustainable modes of travel to be used to access facilities.	access alternative services and greater reliance on private motor vehicles.	
15. To 23	N/A		N/A
Summary			
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 119: Policy CM02 – Protection of Existing Community Facilities

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A		N/A
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT + The proposed policy is likely to have a positive effect by ensuring that the land use allocations for existing facilities are retained and that additional facilities can be provided in the future as and when demand increases.	Permanent. Direct. ST/LT - A no policy option might have an adverse effect if existing facilities are lost.	-
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.	Permanent. Direct. ST/LT + The proposed policy is likely to have a positive effect by ensuring that the land use allocations for existing facilities are retained and that additional	Permanent. Direct. ST/LT - A no policy option might have an adverse effect if existing facilities are lost.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	facilities can be provided in the future as and when demand increases.		
4.	N/A		N/A
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct. ST/LT + The proposed policy is likely to have a positive effect by ensuring that community facilities are retained at a local level to support vulnerable people.	Permanent. Direct. ST/LT - A no policy option may have an adverse effect as it may result in the loss of existing community facilities that support local people. The most vulnerable members of society are likely to be disproportionately affected by those losses.	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy will have a beneficial effect by supporting the continued role of facilities that can contribute towards a sense of place.	Permanent. Direct. ST/LT - A no policy option might have an adverse effect on 'sense of place' if existing facilities are lost.	-
7. to 14	N/A		N/A
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT + The proposed policy is likely to have an indirect positive effect by ensuring that community facilities are retained at a local level. This should enable more sustainable modes of travel to be used to access facilities.	Neutral. 0 A no policy option would not alter the status quo.	-
16. to 23	N/A		N/A
Summary			

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
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 120: Policy CM03 – Expansion of Margate Cemetery

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. to 19.	N/A		N/A
20. To conserve and enhance biodiversity.	Permanent; indirect ST/LT ++ Increasing the cemetery size would indirectly enhance natural biodiversity by providing an increased land area that would be largely undisturbed.	Neutral. 0 A no policy option would not alter the status quo.	
21. to 23.	N/A		N/A
Summary 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 121: Policy CM04 – Expansion of Minster Cemetery

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 19.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent; indirect ST/LT ++ Increasing the cemetery size would indirectly enhance natural biodiversity by providing an increased land area that would be largely undisturbed.	Neutral. 0 A no policy option would not alter the status quo.	
21. to 23.	N/A		N/A
Summary			
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 122: Policy TP01 – Transport assessments and Travel Plans

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT + The proposed policy has the potential to have a positive impact on this objective by delivering new development that has good connectivity for pedestrians and cyclists and considers disabled access. This will help to support sense of place and community.	Neutral. 0 A no policy option would not alter the status quo.	-
7. To 13	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT + This proposed policy has the potential to result in direct beneficial effect on air quality by supporting modal shift towards low carbon emission travel (such as electric vehicles).	Permanent, direct ST/LT - No policy option could encourage use of private motor vehicles which would be detrimental to air quality.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT + The proposed policy supports the objective by requiring travel plans that indicate measures to improve accessibility and promote sustainable and low carbon emission travel (e.g. Electric vehicles, walking and cycling). Indirectly this proposed policy is likely to contribute towards this objective by promoting walking and cycling strategies and their links to public transport networks.	Permanent, direct ST/LT - Without a transport assessment or travel plan, developments may not commit to promoting sustainable and low carbon emission travel and may therefore favour the use of private motor vehicles.	-
16. to 23	N/A	N/A	
Summary 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 123: Policy TP02 - Walking

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. To 5	N/A		N/A
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy would have the potential to have a positive impact on this objective by delivering new development that has good connectivity for pedestrians and cyclists and considers disabled access. This will help to support sense of place and community.	Neutral. 0 A no policy option would not alter the status quo.	-
7. to 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Direct. ST/LT + The proposed policy has the potential to result in an indirect beneficial effect on air quality by supporting modal shift away from the use of private cars and to a 'cleaner' mode of travel.	Permanent, direct ST/LT - No policy option could perpetuate private car use which would be detrimental to air quality	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT + The proposed policy is likely to contribute towards this objective by improving access (e.g. for cyclists and pedestrians) to key facilities and services. It would also support the provision of a sustainable public transport network by ensuring that new developments make it easier to walk to	Permanent, direct ST/LT - No policy option could encourage developments that rely on/are designed for private vehicles	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	key facilities such as shops and public transport hubs. This would make it easier for people to use alternatives to private car use.		
16. to 23	N/A		N/A
Summary			
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 124: Policy TP03 – Cycling

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A		N/A
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT. +	Neutral. 0 A no policy option would not alter the status quo.	-
3.	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT. + The proposed policy would ensure that new residential developments provide secure facilities for parking and storage of cycles. Thus reducing the public perception of crime due to adequate storage facilities.	Unknown? Given that the details and plans of future developments are not known it is not possible to quantify the effects upon the SA objective.	-
5.	N/A		N/A
6 To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT + The proposed policy has the potential to positive impact on this objective by delivering new development that has good connectivity for pedestrians and cyclists and considers disabled access. This will help to support sense of place and community.	Neutral. 0 A no policy option would not alter the status quo.	
7. To 10	N/A		N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. LT + The proposed policy would pursue sustainable practices by increasing provision for cycling across the district. This would have additional benefits in that local air quality and health of residents would improve due to the increased options of travel either by public transport improvements or cycling for example.	Neutral. 0 A no policy option would not alter the status quo.	-
12 and 13	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT. + The proposed policy could allow the utilisation of a cycling which would reduce emissions through decreased road traffic.	Neutral. 0 A no policy option would not alter the status quo.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT. ++ The proposed policy would require new development to be designed to enhance cycling provisions. Therefore, the option would help reduce the use of private vehicles due to the increase in alternative transport provisions. Indirectly this option is likely to contribute towards this objective by improving access (e.g. for cyclists and pedestrians) which in turn could improve access to key transport links.	Neutral. 0 A no policy option would not alter the status quo.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT. + The proposed policy would require new development to appropriately incorporate sufficient provisions for cycling as mode of transport including parking and in substantial developments changing facilities. Increasing such provisions will connect Thanet to the wider region in a sustainable manner. The impacts are only deemed minor as cycling is unlikely to be an appropriate choice if	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	residents are travelling substantial distances.		
17. to 23	N/A		N/A

Summary

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 Thanet. 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 125: Policy TP04 – Public Transport

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 3	N/A		N/A.
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT ++	Neutral. 0	- A no policy option would not alter the status quo.

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	allow safe provision for secure cycle spaces and ensures to improve personal security.		
5. to 10	N/A		N/A.
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ++ The proposed policy would pursue sustainable practices by increasing public and sustainable transport measures across the district to ensure adequate provisions are in place for all to access facilities and services on offer. As such the policy would increase local sustainability by ensuring appropriate development of the public transport network to increase sustainable travel opportunities for all members of society to utilise.	Neutral. 0 A no policy option would not alter the status quo.	-
12. and 13	N/A		N/A.
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT. + The proposed policy could allow the utilisation of public transport which could lead to the reduction or mitigation of traffic capacity and reduce the number of private vehicle upon the roads thus reducing the negative environmental conditions. In turn local air quality could improve as a result of the management plans.	Permanent. Direct. ST/LT. + This option will not alter the status quo, given current national legislation guidance to improve air quality.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT. ++ The proposed policy require new development to be designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists. Therefore, the option would have a significant role in reducing reliance on the car, encouraging the use of sustainable transport or reducing the need to travel.	Neutral. 0 A no policy option would not alter the status quo.	-
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT. + The proposed policy would increase the public transport network across Thanet and actively increase investment into such provisions where new developments are concerned. This in turn will increase the connectivity in sustainable modes across the district and wider Thanet area. The impacts are only minor positive as the public transport network includes road and rail but not air so the connectivity to the wider area and beyond is unlikely.	Neutral. 0 A no policy option would not alter the status quo.	-
17. To 21	N/A		N/A.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT +/? The proposed policy increased provisions for public transport, which would reduce the reliance upon private vehicle travel. In turn the increased	Neutral. 0 A no policy option would not alter the status quo.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	utilisation of more sustainable modes of transport would reduce the districts consumption of fuel.		
23.	N/A		N/A.
Summary			
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 126: Policy TP05 - Coach Parking

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 8	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent. Indirect. ST/LT +/?</p> <p>The proposed policy provides for designated parking areas for coaches within Margate and Broadstairs. The retention of these coach parks will help keep coach traffic away from main tourist areas, including the Main Sands in Margate and the High Street in Broadstairs. This will help retain the attraction of tourism in these locations.</p>	<p>Permanent, direct ST/LT -</p> <p>No policy option could encourage development pressure on these existing sites, which would transfer coach parking to on street locations</p>	-
10. to 13	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT +/? The proposed policy would help keep the time spent by coaches on the local transport network to a minimum and would therefore be beneficial in terms of improving the local air quality in the main tourist areas of Margate and Broadstairs.	Permanent, direct ST/LT - No policy option could encourage development pressure on these existing sites, which is likely to lead to increased coach movements on the local transport networks whilst seeking appropriate places to pull up or park.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The proposed policy would help reduce the time that coaches are spent using the local transport network seeking appropriate places to pull up or park, which would help alleviate congestion on the local transport network and aid the movement of buses and other vehicles.	Permanent, direct ST/LT - No policy option could create added pressure on the local transport network, which may increase congestion to the detriment of other road users, including buses.	-
16. to 23	N/A		N/A
Summary 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 127: Policy TP06 – Car Parking

SA Objective	Proposed Policy	No policy.	Mitigation and enhancement measures
1. to 14	N/A		N/A
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The proposed policy would help reduce the time that vehicles are spent using the local transport network seeking appropriate places to pull up or park whilst utilising local services or seeking access to residential property. This would help alleviate congestion on the local transport network and aid the movement other vehicles.	Permanent, direct ST/LT - No policy option could create added pressure on the local transport network, which may increase congestion to the detriment of other road users.	-
16. to 23	N/A		N/A
Summary The proposed policy seeks to implement appropriate standards of parking for various uses. This would mean that parking provision, outside of town centres, would increase proportionately with the types of development implemented. The no policy option would potentially lead to a comparative lack of parking if developers are not duty bound to provide appropriate parking provision within developments.			

Policy 128: Policy TP07 – Town Centre Public Car Parks

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 8	N/A		N/A
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent. Indirect. ST/LT +/? The proposed policy provides for a retention of public car parks within	Permanent, direct ST/LT - No policy option could encourage development pressure on these existing	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>Margate, Ramsgate and Broadstairs. The retention of these car parks will help keep traffic away from main tourist areas, including the Main Sands in Margate and the High Street in Broadstairs. This will help retain the attraction of tourism in these locations. It is important that the proposed policy includes provision for requiring replacement parking should development of public car parks occur.</p>	<p>sites, which would transfer public parking to on street locations</p>	
10. to 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	<p>Permanent. Indirect. ST/LT +/?</p> <p>The proposed policy would help keep the time spent by private vehicles on the local transport network to a minimum and would therefore be beneficial in terms of improving the local air quality in the main town centres of Margate, Ramsgate and Broadstairs.</p>	<p>Permanent, direct ST/LT -</p> <p>No policy option could encourage development pressure on these existing sites, which is likely to lead to increased vehicle movements on the local transport networks whilst seeking appropriate places to pull up or park.</p>	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent. Indirect. ST/LT +/?</p> <p>The proposed policy would help reduce the time that vehicles spend using the local transport network seeking appropriate places to pull up or park, which would help alleviate congestion on the local transport network and aid the movement of other vehicles.</p>	<p>Permanent, direct ST/LT -</p> <p>No policy option could create added pressure on the local transport network, which may increase congestion to the detriment of other road users.</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
16. to 23	N/A		N/A
Summary 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 129: Policy TP08 – Freight and Service delivery

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 7.	N/A		N/A
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent. Indirect. ST/LT +/? The proposed policy would help reduce the time that service vehicles spend using the local transport network seeking appropriate places to pull up or park whilst delivering or collecting from local services. This would help alleviate congestion on the local transport network and aid the movement other vehicles.	Permanent, direct ST/LT - No policy option could create added pressure on the local transport network, which may increase congestion to the detriment of other road users.	-
9. to 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT +/? The proposed policy would help keep the time spent by service vehicles on the local transport network to a	Permanent, direct ST/LT - No policy option could encourage on street servicing of businesses, which is likely to lead to increased congestion	

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	minimum and would therefore be beneficial in terms of improving the local air quality in town centres.	on the local transport networks whilst seeking appropriate places to pull up or park, as well as the potential obstacle caused by on street parking.	
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT +/? The proposed policy would help reduce the time that service vehicles spend using the local transport network seeking appropriate places to pull up or park whilst delivering or collecting from local services, which would help alleviate congestion on the local transport network and aid the movement of other vehicles.	Permanent, direct ST/LT - No policy option could create added pressure on the local transport network, which may increase congestion to the detriment of other road users.	
16. to 23	N/A		N/A

Summary

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 130: Policy TP09 – Car parking provision and Westwood

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1. to 9.	N/A		N/A
10.	Permanent. Indirect. ST/LT +/?	Permanent, Indirect ST/LT -	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	<p>The proposed policy aims to maintain current car parking standards at Westwood for existing developments, with the additional aim of ensuring that new commercial development promotes alternative forms of transportation. By limiting the potential for private car journeys to Westwood, development sites identified for future commercial development will not be jeopardised by additional parking.</p>	<p>The no policy option would potentially lead to a significant increase in the amount of parking provision at Westwood, which would potentially replace or reduce additional development opportunities within the area.</p>	
11. to 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	<p>Permanent. Indirect. ST/LT +/?</p> <p>The proposed policy aims to maintain current car parking standards at Westwood for existing developments, with the additional aim of ensuring that new commercial development promotes alternative forms of transportation. By limiting the potential for private car journeys to Westwood, congestion would potentially be reduced that would have an indirect effect on local air quality.</p>	<p>Permanent, Indirect ST/LT -</p> <p>The no policy option would potentially lead to a significant increase in the amount of parking provision at Westwood that would encourage private car use. This would likely lead to an increase in congestion on surrounding roads that would adversely affect local air quality.</p>	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent. Indirect. ST/LT +/?</p> <p>The proposed policy would help encourage the implementation of more sustainable transport links within and to</p>	<p>Permanent, Indirect ST/LT -</p> <p>The no policy option would retain dependency on use of private cars, which may result in increased congestion on the roads surrounding</p>	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	Westwood, enabling more journeys to be made by bus and cycle.	Westwood. This would potentially affect bus services that get caught up in within the congestion.	
16. to 23	N/A		N/A
Summary			
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 131: Policy TP10 – Traffic Management

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
1.	N/A		N/A
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Indirect. ST/LT. + An increase in traffic management practices across new developments could yield an indirect positive benefit in that road traffic accidents could be reduced. The traffic management plans could create a safer travelling environment and as such reduce injuries and collisions which would potentially ease stresses and requirements upon healthcare services.	Permanent. Indirect. ST/LT. + A no policy option would meet the demands of the objective due to the Traffic Management Act 2004.	-
3. to 10	N/A		N/A

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ++ The proposed policy would pursue sustainable practices by increasing traffic management measures to ensure the best use of local highway network in terms safety, traffic capacity and environmental conditions. As such the policy would increase local sustainability by ensuring appropriate developments to meet the variety of natural and anthropogenic needs of the district, via a specific local policy.	Permanent. Direct. ST/LT. + A no policy option will not alter the status quo, given current national legislation guidance to improve sustainable traffic management practices.	-
12. and 13	N/A		N/A
14. To improve air quality in the District's Air Quality Management Areas.	Permanent. Indirect. ST/LT. + The proposed policy could allow the utilisation of a traffic management system on highway networks which could lead to the reduction or mitigation of traffic capacity and negative environmental conditions. In turn local air quality could improve as a result of the management plans.	Permanent. Direct. ST/LT. + A no policy option will not alter the status quo, given current national legislation guidance to improve air quality.	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect. ST/LT. + The proposed policy would ensure that new developments impose an appropriate management strategy to best make use of highways in terms of traffic capacity. In turn this could indirectly lead to an increase in public	Permanent. Direct. ST/LT. + A no policy option will not alter the status quo, given current national legislation guidance to improve traffic management practices.	-

SA Objective	Proposed Policy	No policy	Mitigation and enhancement measures
	transport provisions in order to reduce road traffic congestion which would meet the requirements of the objective by promoting sustainable public transport networks.		
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent. Direct. ST/LT. + The proposed policy would improve traffic management practices. And enhance practices to mitigate traffic capacity to better utilise the highway network. As such sustainable transport links would grow due to less congestion and ease of use to access the wider region around Thanet.	Permanent. Direct. ST/LT. + A no policy option will not alter the status quo, given current national legislation guidance to improve traffic management practices, which would ease congestion and improve access to the wider region.	-
17. to 23	N/A		N/A

Summary

There is minimal difference between the proposed policy and no policy option. Both options seek to enhance sustainability of the District and commonly 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, yet incorporating the local specific plan 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.

Appendix F

Strategic Priorities and SA Objective Comparison Table

F1 Strategic Priorities and SA Objective Comparison

A comparison table to ensure that the SA Objective overall have a positive influence upon the outlined Strategic Priorities. 0 indicates potential neutral impacts, ? indicates potential unknown impacts, + indicates potential positive impacts and – indicates potential negative impact.

		SA Objective																							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Strategic Priority 1	Support the diversification and expansion of existing businesses in Thanet, particularly in the tourism and green sector, and provide the right environment to attract inward investment.	0	0	0	?	0	0	+	+	-	+	+	0	-	-	+	0	0	0	?	?	?	?	+	+
	Retain and attract skilled people.	0	+	+	0	0	+	+	+	?	?	+	0	?	0	+	0	0	?	0	0	0	0	0	+
	Support the sustainable growth of Ramsgate Port.	0	0	0	+	0	0	0	+	+	0	+	+	+	-	+	0	+	?	+	-	-	+	0	
	Support additional improvements to high speed rail links that will achieve further reduction of journey times.	0	0	0	0	0	0	+	0	0	0	+	0	?	-	+	+	0	0	?	?	?	?	-	0
	Provide a sufficient and versatile supply of land to accommodate expansion and inward investment by existing and new businesses.	-	0	0	0	0	0	0	+	0	0	0	+	?	?	-	+	0	0	0	-	-	-	0	0
	Facilitate the provisions of accessible, modern and good quality schools, as well as higher and further education and training facilities to meet the expectations of	0	0	+	0	+	0	+	0	0	0	+	0	0	-	+	0	0	0	?	?	?	0	0	

		SA Objective																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	employers and of a confident, inclusive and skilled community.																							
	Facilitate the tourism economy taking advantage of the areas unique coast, countryside, its townscape and cultural heritage and potential of the coastal towns, whilst safeguarding the natural environment.	0	0	0	+	0	0	+	+	+	?	+	?	+	-	+	0	0	0	?	?	?	0	0
	Support a sustainable rural economy, recognising the importance of best and most versatile agricultural land.	0	0	0	0	0	0	+	?	+	+	+	?	+	+	+	0	0	+	+	+	+	0	?
	Support the sustainable development and regeneration of Manston Airport to enable it to function as a local regional airport, providing for significant new employment opportunities, other supporting developments and improved surface access subject to environmental safeguards or as an opportunity site promoting mixed-use development that will deliver high quality employment and a quality environment.	0	0	0	+	+	0	+	+	0	+	+	?	0	?	+	+	+	+	+	?	?	-	?
Sustainable Priority 2	Guide investment in the coastal towns to support the tourism economy and provide for the needs of local communities.	+	0	+	+	+	+	+	+	+	+	+	+	+	-	+	+	0	+	+	+	+	+	0
	Reshape Margate town centre and seafront to achieve a sustainable	0	0	0	+	+	+	+	+	+	+	+	+	+	+	0	+	?	0	0	?	0	0	?

		SA Objective																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	economic heart celebrating its traditions as a place of relaxation, leisure and seaside fun and growing reputation as a cultural destination.																							
	Assist Ramsgate to achieve its full potential capitalising on its historical and nautical heritage and visitor economy.	0	0	0	+	+	+	+	+	+	+	+	+	+	?	+	?	0	0	?	?	?	?	0
	Enhance Broadstairs' role as a popular location for visitors and the local community.	0	0	0	+	+	+	+	+	+	+	+	+	+	?	+	?	0	0	?	?	?	?	0
	Enable Westwood to consolidate and evolve as an accessible, successful and sustainable residential and business community with an excellent range of homes, schools, leisure, sports, shops and other facilities in an attractive environment.	+	+	+	+	+	+	+	+	+	+	+	+	+	?	+	+	0	0	?	?	?	?	0
Sustainable Priority 3	Plan for sufficient new homes to meet local community needs so that, irrespective of income or tenure, people have access to good quality and secure accommodation.	+	0	0	0	0	0	0	0	0	+	+	0	0	0	+	0	?	?	0	0	0	0	0
	Meet the housing need and demands of a balanced and mixed community and to support economic growth.	+	0	0	0	0	0	0	?	0	0	+	+	0	0	0	+	0	?	0	0	0	0	0
	Safeguard family homes and the character and amenity of residential areas.	?	0	0	+	?	0	0	0	0	?	+	0	0	0	+	0	0	0	+	0	0	0	0

		SA Objective																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Sustainable Priority 4	Increase the supply of affordable homes.	+	0	0	0	0	0	?	0	0	?	+	0	0	0	+	0	?	?	-	-	-	?	0
	Improve the environment and the quality and mix of housing in areas needing revitalisation to restore mixed and confident communities.	+	0	0	+	0	0	?	0	0	?	+	+	0	0	+	0	+	+	0	0	0	?	0
	Accommodate the development needed to optimise access to jobs, key services and facilities required to promote the physical and mental well-being, independence and quality of life of all sections of the community and retain young people.	0	+	+	0	+	?	+	0	+	?	+	0	0	-	+	+	0	0	?	?	?	0	0
	Preserve and enhance Thanet's exceptional built historic environment and ancient monuments and their settings.	?	?	?	+	?	?	-	?	+	?	+	+	+	+	+	0	0	+	+	+	+	+	?
	Safeguard and enhance geological and scenic value of the coast and countryside, and facilitate its responsible enjoyment as a recreational and educational resource.	-	-	?	?	?	?	-	0	+	+	+	+	+	+	+	+	?	+	+	+	+	+	?
	Retain the separation between Thanet's towns and villages as well as their physical identity and character.	?	?	?	?	?	?	-	0	+	+	+	+	+	+	+	?	0	?	+	+	+	?	?
	Protect, maintain and enhance the district's biodiversity and natural environment, including open and recreational space to create a	-	-	-	?	?	?	-	0	+	+	+	+	+	+	+	+	?	+	+	+	+	+	0

		SA Objective																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	coherent network of green infrastructure that can better support wildlife and human health.																							
	Mitigate and adapt to the forecast impacts of climate change (including the water environment, air quality, biodiversity and flooding)	0	0	0	0	0	0	?	0	?	0	+	0	+	+	+	0	0	+	+	+	+	+	?
	Use natural resources more efficiently, increase energy efficiency, the use of renewable and low carbon energy sources, to reduce the district's carbon footprint.	0	0	0	0	0	0	-	0	?	0	+	+	+	?	+	?	?	+	?	?	?	+	+
	Facilitate improvements within areas characterised by poor quality housing, empty property and poor physical environment.	+	0	?	+	+	0	+	0	+	?	+	+	+	+	+	0	+	+	?	+	+	0	0
	Ensure that all new development is built to the highest attainable quality and sustainability standards and enhances its local environment.	?	0	?	+	0	0	0	0	+	?	+	+	+	0	+	0	0	+	+	0	0	+	+
	Reduce opportunities for crime and the fear of crime	?	?	?	+	0	+	?	0	?	?	+	+	+	0	+	0	0	0	0	0	0	0	0
	Ensure Thanet's community has access to good quality social and health services	0	+	+	0	+	0	+	0	0	0	+	0	0	0	+	+	0	0	0	0	0	0	0
	Broaden and improve the range of active leisure facilities to encourage greater participation within the local community.	0	0	0	0	+	+	+	?	+	?	+	?	0	0	0	+	0	0	0	0	0	0	0

		SA Objective																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Support the social, economic and physical revitalisation of Margate and Cliftonville West in line with community aspirations and through partnership working.	0	?	0	+	+	+	+	+	?	0	+	?	0	0	+	0	0	0	0	0	0	0	0
Sustainable Priority 5	Promote development patterns and behaviour that will minimise the need to travel or use private cars to access services and amenities.	0	0	0	0	+	0	?	?	?	0	+	+	?	?	+	+	0	+	?	?	?	+	0
	Facilitate the enhanced integration of the High Speed 1 network with the wider public transport and highway network by supporting infrastructure that would maximise its benefits	0	0	0	0	0	0	?	?	?	0	+	?	?	?	+	+	0	?	?	?	?	?	0
	Promote an efficient public transport system alongside expansion of larger scale transport infrastructure.	0	0	0	0	?	0	?	0	?	0	+	?	?	0	+	+	0	+	0	0	0	0	0
	Facilitate provision of direct walking and cycling routes to reduce potential congestion, noise and pollution.	0	0	0	0	?	0	?	0	?	0	+	+	?	0	+	+	0	+	0	0	0	0	0
	Deliver required improvements to the road network in order to reduce congestion and pollution, and to accommodate new development.	0	0	0	0	?	0	?	0	?	0	+	?	?	+	+	+	0	+	0	+	+	0	0
	Facilitate the provision of infrastructure required to support new development and communities.	0	0	+	0	+	0	+	0	?	0	+	?	?	0	+	+	0	0	0	0	0	0	0

Appendix G

Justification of Preferred Options

Thanet District Council

Draft Thanet Local Plan

to 2031

Justification for Preferred Options



Justification for Preferred Options

Justification for the Preferred Options

The Council carried out a consultation on Issues and Options for the new local plan from 3rd June - 14 August 2013. Comments were invited on various options that could form new planning policies.

We have considered the responses to that consultation, and comments made in the Sustainability Appraisal report that was produced for that consultation.

The following tables set out the options that were considered, and why they have been accepted or rejected, to explain why the policies in the Preferred Options plan are considered to be the most appropriate.

Economy

Issues and Options Issue 1

Issue 1 - What level of employment growth should be planned for up to 2031?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP02 - Economic Growth

Non-Strategic

None

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
Level of employment to be planned for	1a – baseline scenario 1b – policy on scenario 1c – risk based scenario	Option 1b is likely to have the greatest benefits especially as it involves boosting the green economy.	Between baseline and high. The NPPF says we need to plan for all foreseeable types of employment growth. Given past poor performance there is a need for a step change in rate of economic growth in District. This option supports the Council's Economic and	The Economic Lower growth option would not accord with positive economic strategy required by the NPPF. There are concerns regarding delivery of the Higher economic growth option given economic uncertainties and rate of

			Regeneration Strategy. It also supports population growth when combined with potential airport growth.	change to date. The Economic Baseline option would not deliver step change in employment growth needed or meet the growth expectations of the NPPF.
Should we plan for additional employment growth at the airport?		This option is still to be fully appraised for SA	Yes. It is realistic that there will be some growth at the airport over the plan period whether in relation to aviation operation or for alternative employment use., and we are required by NPPF to support such growth. The airport is a potential significant asset which needs positive planning framework to help in it's delivery of airport related or alternative development.	No. This option would be harmful to the airport's potential future and contrary to the NPPF's instructions to support all sectors of the economy. To not plan for additional employment growth at the airport would be ignoring a potential major opportunity. It would be stifling an important growth sector of the economy and wider impact and therefore contrary to the NPPF.
What level of growth at the airport	1d – additional low growth 1e – additional high growth 1f – no growth	The option for airport high growth resulted in the most positive and negative effects. It would support economic growth at the airport and would have positive effects for	Between high and low. Evidence from the Economic and Employment Assessment shows that a mid range is more realistic and deliverable. Evidence	The low growth option is not enough to sustain a functioning airport High growth is likely to be unrealistic given the uncertainty of aviation

		<p>the wider economy of Thanet and East Kent. Negative effects are associated with the effects of large scale employment growth such as greenhouse gas emissions from the construction and operation of new facilities. The low growth option had less dramatic effects and the no growth option had limited effects.</p>	<p>from the airport demonstrates that the no growth and low growth options are not viable. High growth, given the uncertainty of growth at the airport in the context of the 2009 Airport Masterplan is unlikely to be deliverable. Should the airport not be viable in its current form it is conceivable that some growth will occur here over the plan period.</p>	<p>generally and any alternative developments here are not likely to be significant in the plan's timeframe.</p>
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Issues and Options Issue 2

Issue 2 - How much employment land is needed and where?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP03 - Land Allocated froe Economic Development

Policy SP04 - Manston Business Park

Policy SP07.2 - Eurokent Mixed Use Area

Policy SP07.3 - Thanet Reach Mixed Use Area

Non-Strategic

Policy E01 - Retention of Existing Employment Sites

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
How much employment land	2a – use of forecast labour demand 2b – use of past take up rate 2c – maintain existing supply	Maintaining the existing supply of employment land and allowing for additional land to ensure flexibility and choice, performed the best. It was difficult to assess these options due to the	Provide the amount of land evidence indicates is required, plus additional land as a buffer This option provides for all types of economic development in accordance with the NPPF. This option	Simply providing the land that evidence indicates is required does not provide sufficient flexibility and contingency to accommodate all employment generating development that is not typically located on

	<p>2d – include contingency when determining the amount of land to allocate</p> <p>uncertainties about type and location of development however this will be overcome at the site allocations stage and potential development management policies will also help to mitigate against potentially adverse effects.</p> <p>The option to continue with policy protection was predicted as having the potential to result in a significant positive effect, particularly in terms of job creation and supporting economic growth. The option to cease the policy protection performed better 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>compensates for loss of employment land to other uses and allow for on off unpredictable developments, to support economic growth and provide flexibility.</p>	<p>employment land and any unexpected demand during the plan period.</p> <p>D – evidence suggests we do not need this much employment land, para 22 NPPF.</p>
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Type and Location	<p>2e – relax the uses permitted on some of the allocated employment sites to allow other employment generating uses outside of the B classes</p> <p>2f – maintain a variety of sites in a range of locations across the district</p> <p>2g – provide all employment land in a single location or cluster in the district</p> <p>2h allow other sites to be developed</p>	<p>The option to use the existing allocated supply from which to select sites is less likely to result in adverse effects and has the greatest opportunity to deliver beneficial effects. Concentrating employment sites in one area (at the single site or cluster) could disadvantage the rest of the District. The single site option could also result in residents having to commute longer distances to get to work and therefore they would be more reliant on the private car.</p> <p>The option to continue with policy protection for existing employment sites was predicted as having the potential to result in a significant positive effect, particularly in terms of job creation and supporting economic growth. The option to cease the policy</p>	<p>The existing supply is located in variety across the District and sustainability was a factor in their designation. Evidence in the Economic and Employment Assessment and the Employment Land Review suggest that there is more than sufficient land allocated to accommodate the need to the end of the plan period and therefore there is no justification for allocating new sites.</p> <p>Consider, where appropriate, being flexible and using some of the existing allocated employment land for alternative purposes. This helps to accommodate all employment generating development which is supported by the NPPF. We should protect existing employment sites from the 2006 Thanet</p>	<p>Providing all of the employment land in a single location or cluster would not meet the needs of the different types of industry.</p>
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		<p>protection performed better 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>Local Plan following assessment of their contribution to the Plan's economic strategy.</p>	
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Issues and Options Issue 3

Issue 3 - How can we promote our infrastructure assets?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP05 - Manston Airport

Policy SP09.3 - Ramsgate Port

Non-Strategic

None

This issue also informs Policy SP39 - New Rail Station in the Transport and Infrastructure Section

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
Airport	3a Policy safeguard 3b No policy safeguard	Continuing to safeguard the operation of the airport was assessed as being likely to have benefits in terms of contributing towards job creation, economic growth, supporting the visitor economy and providing measures to avoid potentially	3a. The NPPF requires us to plan for all foreseeable development and sectors of the economy. Having a policy relating to the airport allows us to include policy provisions which safeguard the environment. A flexible policy that allows	3b. This option would be harmful to the airport's potential future and contrary to the NPPF's instructions to support all sectors of the economy. To not plan for additional employment growth at the airport would be ignoring a potential major opportunity. It would be

		<p>significantly adverse effects such as impacts on landscape, noise and air quality. Removing this policy safeguard has less positive effects, but there was a lot of uncertainty with the option to remove policy safeguards. This option still needs further sustainability appraisal.</p>	<p>alternative development should the airport not be viable should also be incorporated in order to cater for all foreseeable types of economic development in line with the NPPF.</p>	<p>stifling an important growth sector of the economy and wider impact and therefore contrary to the NPPF.</p>
Rail infrastructure	<p>3e – new station for airport and commuters</p> <p>3f – no support for a new station</p> <p>3g – support improvements to Ramsgate Station</p>	<p>The option for a new station is likely to result in more significant beneficial effects in terms of contributing towards employment, economic growth (particularly the visitor economy) and providing infrastructure to support modal shift. Mitigation measures can be used to ameliorate adverse effects. The option to increase capacity at Ramsgate station is likely to have beneficial effects for the District and Ramsgate in</p>	<p>Provide a new station to support economic growth and encourage sustainable travel. Evidence suggests that existing stations are at capacity and improvements to existing stations would not satisfy demand over the plan period stemming from residential and employment growth.</p>	<p>Not planning for a parkway could stifle economic growth. The NPPF requires that Local Plans make provision for infrastructure to build a strong, responsive, competitive economy.</p>

		particular.		
Port	<p>3c - continue to safeguard the port</p> <p>3d – cease policy protection</p>	<p>The option to safeguard the port has the greatest potential benefits particularly with respect to supporting economic growth. It also contributes towards maintaining the towns sense of character as a port town as well as indirectly contribute towards transport infrastructure in Kent and the wider region.</p>	<p>3c. Safeguard the Port subject to criteria. The port provides an important economic function which supports economic strategy. The NPPF requires Local Plans to make provision for infrastructure that supports economic growth.</p> <p>Having a policy relating to the port allows us to include policy provisions which safeguard the environment.</p>	<p>3d. Ceasing policy protection for the port would potentially restrict economic growth opportunities and would be contrary to the NPPF.</p>

Issues and Options Issue 4

Issue 4 - How should Thanet's Town centres develop?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP06 - Thanet's Town Centres

Policy SP07 - Westwood

Policy SP08 - Margate

Policy SP09 - Ramsgate

Policy SP10 - Broadstairs

Non-Strategic

Policy E04 - Primary and Secondary Frontages

Policy E05 - Sequential and Impact Test

Policy E06 - District and Local Centres

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
Retail role of town centres. Retail hierarchy	5a – maintain existing hierarchy	Maintaining the existing retail hierarchy and increasing the role of the	5a. Maintain existing retail hierarchy. The relative relationships	5c – Evidence suggests that given the uncertain future of retail there is no

	<p>5b – increase the role of the coastal town centres in convenience shopping</p> <p>5c – increase Westwood's market share</p>	<p>coastal town centres in terms of convenience complement each other by helping to continue the current performance of the retail sector (e.g. minimising the leakage of retail spend outside of the District) whilst also supporting the role of the coastal towns, reducing the need to travel and the distance travelled.</p> <p>Maintaining the existing hierarchy would provide benefits for the town centres. Increasing the market share of Westwood would result in economic and job creation benefits at Westwood. However, these benefits are narrowly focussed and might, indirectly, result in adverse effects elsewhere in the Thanet.</p>	<p>between the town centres is not likely to change and therefore to change the retail hierarchy would be unrealistic and undeliverable. Evidence suggests that there is not the retail demand during the plan period to increase the market share of Westwood.</p> <p>5b. Increase the role of coastal town centres in convenience. Although this option is not likely to alter the ultimate pattern in the retail hierarchy it is desirable to increase the availability of convenience shopping close to the centres of population. This would reduce the need to travel and support local communities. This also helps to support the future of town centres for and increases footfall in the towns which enhances their vitality and viability.</p>	<p>market need or demand to increase market share at Westwood during the plan period and to do so could potentially harm the vitality and viability of the coastal town centres.</p>
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Accommodating town centre development needs	<p>5d - no specific sites for commercial leisure development</p> <p>5e – flexible policies to allow commercial leisure development in town centres</p> <p>5f – additional 20% floor space for A2-A5 uses in town centres</p>	<p>This option to be flexible in our town centres to enable leisure development is particularly positive in terms of job creation, supporting the economy, sustainable travel and the tourist economy. Adverse effects were related to consuming resources to construct and operate new development.</p> <p>The option to plan for additional floorspace to accommodate the need for restaurants/cafes, takeaways, drinking establishments and financial and professional services such as banks. This has the same sustainability impacts as the option above.</p>	<p>5d. Provide no specific sites for commercial leisure development in the plan as there is no need has been identified in the evidence documents.</p> <p>5e. Have flexible policies to allow commercial leisure development in town centres. Whilst there is no identified need, there is a need to be flexible if unexpected proposals come along in order to support economic development. Commercial leisure is a town centre use and therefore provision needs to be made in these locations. As we do not know what type of commercial leisure development is likely to come forward there is a need to be flexible.</p> <p>5f. Plan for an additional 20% floor space for A2-</p>	None to reject
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			A5 uses in town centres need to provide for all town centre development. This is required to provide a balanced and functional town centre, and increase the vitality and viability of town centres.	
Use of vacant premises in Ramsgate and Margate	<p>5g(i) – no policy requirement to accommodate need for town centre development in the existing premises where possible</p> <p>5g – Accommodate town centre development in town centre units</p>	<p>The option to accommodate the need for town centre development within existing vacant units was unlikely to have significant negative effects and was predicted as likely to have a positive effect on job creation, supporting the economy, sustainable travel and the tourist economy. Uncertain effects were those on townscape, heritage, air quality and water resource impacts.</p>	<p>5g. Accommodate town centre development in vacant town centre units within Margate and Ramsgate. The best location for town centre development is within the commercial core where many vacant units are located in Margate and Ramsgate. This is needed to support function and vitality of town centres. It would make efficient use of brownfield land and would improve the appearance of the town centres contributing to regeneration aims.</p> <p>The scope for sites outside of town centres is limited. The vacant units</p>	5g (i) identifying additional land outside the core town centre to accommodate need would not be the most sequentially preferable location, and would not constitute the best use of land. This approach would extend town centres unnecessarily and be harmful to vitality and viability of the town centres especially in terms of footfall.

			comprise the most sequentially preferable location and locating town centre development here would have the most positive impact on vitality and viability of town centres.	
Westwood	5h – accommodate development within the existing commercial area 5i – accommodate development on a new adjacent site	The option to accommodate need on sites outside of existing commercial areas scores negatively as it would potentially require development on greenfield land whereas the option to accommodate need in existing commercial areas supports the sustainable use of land by directing development to areas of previously developed land. Both options had positive effects in terms of supporting job creation and economic growth.	5h. Accommodate development within the existing commercial area. There is sufficient land available with the existing commercial area to accommodate development need to the end of the plan period. This would help to improve and consolidate the town the centre and would assist with regeneration aims and better permeability of the town centre. It would also be an efficient use of brownfield land. Westwood is already quite an expanse, extending further would cause fragmentation and reduce pedestrian connectivity. Existing	5i. Accommodating development on a new adjacent site is the least sequentially preferable location and would not be in accordance with the NPPF. It could potentially harm the vitality and viability of the town centre particularly with regard to footfall.

			commitments within the commercial areas provide for significant amount of the identified need during the plan period.	
Broadstairs	<p>5j – accommodate town centres development close to existing commercial area</p> <p>5k – accommodate need for town centre development at Westwood</p>	<p>The option to accommodate growth close to the existing commercial area scored the best especially in terms of accessibility, job creation, economic growth and the sustainable distribution of development and supporting a shift away from private car use to access the commercial core.</p> <p>The option to located growth at Westwood scores negatively against sustainability appraisal objectives as it draws away trade from Broadstairs detracting from the sense of place. Services would also be less accessible and</p>	<p>5j. Accommodate town centre development close to the existing commercial area. This is the most sequentially preferable option as it provides for the need where it arises and is therefore in accordance with the NPPF. It also reduces the need to travel for Broadstairs residents. It is the most sustainable option and promotes the vitality and viability of town centres as well as supporting local communities.</p>	<p>5k – This option is potentially harmful to viability and viability of Broadstairs as it is not providing for the need where it arises.</p>

		cannot easily be accessed on foot or by bicycle thereby requiring people to use the private car.		
District and Local Centres	5l allow retail development to support community needs	Having a policy that allows retail development in district and local centres to support community needs is likely to contribute towards sustainable economic growth, local sense of place and sustainable transport. This is on the basis that locating small convenience type shops in or close to residential areas would avoid larger retail units being developed that could detract and potentially weaken the market for larger retailers at main town centres.	5l – Allowing small scale retail development in District and Local Centres reduces the need to use car as it provides everyday convenience facilities on the doorstep. It supports community needs in close proximity to resident populations giving a local sense of place.	Not proving these facilities in District and Local centres would mean that people have to travel further to meet their everyday small scale shopping needs and this is not sustainable.
Thresholds for impact	5m – set local thresholds	Setting a local threshold	5m. Setting a local	5n No locally set

tests	<p>for town centre development outside town centres</p> <p>5n – do not set local thresholds for out of town centre development but use the NPPF thresholds</p>	<p>for impact assessment is likely to result in more beneficial effects than using the thresholds set out in national policy. This is on the basis that locating small convenience type shops in or close to residential areas would avoid larger retail units being developed that could detract and potentially weaken the market for larger retailers at main town centres.</p>	<p>threshold ensures that policy is responsive to local circumstances. The NPPF suggests that thresholds are set locally (although it does provide a default threshold where this is not the case). Due to the function and role of the town centres in Thanet there is a need for lower local thresholds to ensure vitality and viability of town centres</p>	<p>threshold. This option is not locally responsive and could be harmful to the main town centres. Not setting a threshold would be contrary to government advice as the NPPF encourages local planning authorities to set local thresholds.</p>
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Issues and Options Issue 5

Issue 5 - How can we support the rural economy?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

None

Non-Strategic

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

Policy E16 - Conversion of rural buildings for economic development purposes

Policy E17 - Farm Diversification

Policy E18 - Best and Most Versatile Agricultural Land

Policy E19 - Agricultural Related Development

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
How to support the rural economy	6a – support farm diversification where it complements the farm function (subject to criteria) 6b – no policy support for	Supporting farm diversification is more likely to result in beneficial effects than no support because, by the use of criteria, it would allow the District to gain	5a – Support farm diversification. This option supports the rural economy and potentially contributes to the viability of farms. The option supports rural businesses	5b – No support for farm diversification. Not supporting farm diversification could stifle the growth and viability of the rural economy which would be contrary to the

	farm diversification	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).	and employment generation is an aim of the NPPF. This option also supports the food production industry which is important in Thanet. This option complies fully with the NPPF. Having a policy on farm diversification enables policy to set criteria stating what type of development is acceptable.	NPPF which states that Local Plans should support the rural economy and address barriers to the food production industry.
	6c – new build economic development in settlements 6d – new build economic development (subject to design and sustainability criteria)	Supporting new build economic development in settlements has beneficial effects on the local economy, the sense of place and sustainable transport (by locating development in settlements and thereby reducing reliance on private car use). However, the option may result in adverse effects without specific criteria or controls that limit the magnitude and extent of potentially adverse	A mix of 6c and 6d. New build economic development within settlements subject to design and sustainability criteria is in accordance with the NPPF as it supports the rural economy. The addition of sustainability and design criteria helps to achieve sustainable, well designed development.	Not supporting new build economic development in rural areas would be contrary to the NPPF. Not having a policy could lead to inappropriate development in terms of landscaping, design and access. Allowing new build development anywhere could result in isolated development which is unsustainable.

		effects.		
	<p>6e – Policy support of new village shops and services</p> <p>6f – policy support for existing shops and services</p>	<p>Both options would have positive and negative effects and neither one appears to perform better than the other in sustainability terms. There are beneficial effects on the local economy, the sense of place and sustainable transport (by locating development in settlements and thereby reducing reliance on private car use).</p>	<p>Both options selected (shopping and services at an appropriate level). This option supports rural communities by providing facilities on the doorstep and reduces travel so is sustainable.</p>	<p>Not supporting rural communities would be harmful to the rural economy and would therefore be contrary to the NPPF.</p>
	<p>6g – Protect best and most versatile agricultural land</p> <p>6h – no policy support</p>	<p>Protecting best and most versatile agricultural land has the potential to contribute towards the economy, avoiding increases in flood risk and significant benefits for the protection of greenfield land from development. Not protecting best and most versatile agricultural land is not predicted as being likely to have any positive</p>	<p>5c. Protect best and most versatile agricultural land. This option complies with the NPPF supports the food production industry.</p>	<p>Not supporting best and most versatile agricultural land would not support the food production industry and would be contrary to the NPPF.</p>

		effects.		
	<p>6i – policy support for agricultural related development including retail</p> <p>6j – policy support for agricultural related dwellings</p> <p>6k – No specific policy of agricultural related development</p>	<p>Supporting agricultural development, including dwellings and retail units are likely to have positive effects and 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 there are no specifics in relation to where development would occur, the 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,</p>	<p>Support both. These options support the rural economy and reduce the need to travel and are therefore NPPF compliant.</p>	<p>Not supporting these options would be harmful to the rural economy and would be contrary to the NPPF.</p>

		in these effects.		
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The following policies and options are currently undergoing the Sustainability Appraisal process:

Policy Name	Draft Policy Wording	Options
E16 Conversion of rural buildings	<p>Where it can be demonstrated that the building is not needed for agricultural use the conversion of rural buildings to other uses for economic development purposes will be permitted where all the following criteria are met:</p> <ul style="list-style-type: none"> 1) Their form, bulk and general design are in keeping with the character of the surrounding countryside. 2) The proposed use is acceptable in terms of its impact on the surrounding area and the local highway network. 3) Demonstrate through a structural survey that the building is capable of conversion. 4) Any alterations associated with 	Preferred option- to have a policy that supports conversion of rural buildings for economic development purposes as this is in accordance with the NPPF. The other option was no policy.

	<p>the conversion would not be detrimental to the distinctive character of the building (or its setting), its historic fabric or features.</p> <p>5) If the building forms part of a complex of agricultural or industrial buildings, a comprehensive strategy is put forward which shows the effects on the use of the remaining complex, and on any listed buildings and their settings.</p> <p>6) Where the building currently contains protected species, mitigation should be provided.</p>
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Issues and Options Issue 6

Issue 6 - How can we support the visitor economy?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

None

Non-Strategic

Policy E07 - Serviced Tourist Accommodation

Policy E08 - Self catering Tourist Accommodation

Policy E09 - Protection of Existing Tourist Accommodation

Policy E10 - Major Holiday Beaches

Policy E11 - Intermediate Beaches

Policy E12 - Undeveloped Beaches

Policy E13 - Language Schools

Policy E14 - Quex Park

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
How to support the visitor	7a – Hotel development	The effects of allowing	7a. Support hotel	Not supporting hotel

economy	outside of town centres 7b – No policy support for hotel development out of town centres	hotel development outside town centres are slightly better than not because it is assumed that allowing out of town centre hotel development will provide the space for facilities that are often also provided with high end hotels (e.g. Spa, leisure facilities and golf courses). As a result it is predicted that allowing hotels outside of town centres would be likely to have significant beneficial effect on the tourism sector.	developments in areas outside town centres subject to sustainability criteria. Evidence suggests that Thanet needs a range of tourist accommodation in order to grow the tourism sector of the economy. This enables employment generating development and is in accordance with the NPPF.	development in locations other than town centres could stifle the tourism economy which would be contrary to Thanet's Economic and Regeneration strategy and the NPPF.
	7c – support self-catering accommodation (subject to criteria except caravan accommodation at the coast) 7d – no policy restriction for caravan accommodation at the coast 7c - no policy support for self catered accommodation	Supporting self catering accommodation except for caravans at the coast performs the best, when compared against not restricting caravan accommodation at the coast, or having no support for self catered accommodation. This is because it allows caravan and self-catering development to contribute toward the tourism sector,	7c. Support self catering accommodation subject to criteria. Evidence suggests that Thanet needs a range of tourist accommodation in order to grow the tourism sector of the economy. This enables employment generating development and is in accordance with the NPPF.	Not supporting self catering accommodation could stifle the tourism economy which would be contrary to Thanet's Economic and Regeneration strategy and the NPPF.

		job creation and economic growth without some of the potential downsides (e.g. the visual effects of caravan accommodation on the coastline and the detrimental effect this can have on the natural environment as an important part of the visitor economy). Not restricting caravan accommodation at the coast performs the worst and is predicted as being likely to have a significant negative effect on landscape.		
	<p>7f – policy support for new tourist facilities</p> <p>7g – no policy support for new tourist facilities</p> <p>7h – blanket policy protection of existing tourism facilities</p> <p>7i – policy protecting existing tourism facilities except where it can be demonstrated that the</p>	<p>7f. Support for new tourist facilities is likely to have a significant effect on job creation and economic growth in the tourist and visitor economy. A policy protecting existing tourism facilities except where it can be demonstrated that they are no longer viable also has the potential to have a positive effect on economic growth, the</p>	<p>7f; 7i; 7j</p> <p>Supporting new tourism facilities encourages economic growth and employment generation and is therefore in accordance with the NPPF</p> <p>We should protect sites that are considered important to Thanet's visitor economy</p>	<p>7g; 7k</p> <p>Protecting all tourism sites to restrict their loss could potentially stifle economic growth and would be very difficult to deliver.</p>

	<p>facility is no longer viable</p> <p>7j – protect identified sites which are of particular importance to Thanet's visitor economy</p> <p>7k – no policy protection of existing tourism facilities</p>	<p>sense of place or identity within existing settlements and would also contribute towards retaining important historic and architectural features that are linked to the current and historic tourist and visitor economy of the District. However, blanket protection without the criteria that would allow alternative uses where existing facilities are vacant and not used, would have potential adverse effects on townscape and a negative visual impact on visitors and their perception of the District as a destination.</p> <p>Policy to protect specific sites that are of importance to the visitor economy are likely to have a positive effect, on job creation, economic</p>	<p>i.e. Dreamland ads this helps to grow the tourism industry in line with the Council's Economic and Regeneration Strategy. Hotel development is also an important element of improving the tourism industry. Policy wording will require hotels to demonstrate viability in order to restrict the loss of accommodation stock to attract the overnight visitor.</p>	
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		<p>growth and potentially the use of previously developed land.</p> <p>However, without this policy there would be a greater degree of uncertainty as to whether or not its effects would be positive or negative.</p>		
	<p>7l – continue policy support for language schools subject to criteria</p> <p>7m – remove policy support fro language schools</p>	<p>Supporting language schools is more likely to result in positive effects than not supporting them, particularly in terms of job creation and supporting economic growth. Any potentially negative effects of supporting new language schools can be mitigated by development management policies.</p> <p>Removing the policy could potentially over the long term have a negative effect on the economy, if opportunities to increase the provision in this sector are lost.</p>	<p>7l. Continue to support language schools subject to criteria</p> <p>Language schools are a major contributer to Thanet's economy and should be encouraged in line with the NPPF.</p>	<p>Not supporting language schools could impact on Thanet's economy and would be contrary to the NPPF.</p>

	<p>7n – support amusement arcades only in certain areas of Margate and Ramsgate</p> <p>7o – support amusement centres in town centres only</p> <p>7p – no specific amusement use policy</p>	<p>Options to support amusement arcades in certain areas of Margate and Ramsgate, and amusement arcades only in town centres are likely to have positive effects in terms of sense of place, minimising impacts on townscape, landscape, tourism and the efficient use of land. This is because of their criteria and safeguarding characteristics.</p> <p>Having no policy would not offer any protection or safeguards and could result in amusement use development occurring anywhere in the District, particularly at locations where they would have an adverse effect on nearby features of interest (e.g. listed buildings) or sensitive receptors (e.g. residential areas).</p>	<p>7n. Amusement uses should be supported in appropriate locations as they contribute to the wider visitor economy.</p>	<p>Not supporting this use may be harmful to the visitor economy and is therefore contrary to the NPPF.</p>
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	<p>7q – continue existing policy protection of beaches – three zones of beaches – major holiday beaches, intermediate and undeveloped</p> <p>7r – No policy protection</p>	<p>Zoning beaches has the potential to result in significant positive effects for the District as a result of ensuring that development only occurs near beaches that is appropriate to the type of beach. As a result the potential amenity, visual, landscape and ecological conflicts that might occur are avoided.</p> <p>Furthermore, it has the potential to indirectly support the character and sense of place associated with the different types of coastal area and beach environment.</p> <p>Without policy protection there would be significant adverse effects, some of which could not be mitigated or avoided without a safeguarding policy.</p>	<p>7q. Continue to zone beaches according to their character and level of facilities available. This approach protects undeveloped beaches which are important habitats and directs development to the major holiday beaches in order to support the visitor economy. This assists with economic development and employment generation as well as protecting the environment and is therefore in accordance with the NPPF.</p>	<p>Not applying policies to the beaches depending on their character would potentially mean that development is directed to areas where nature conservation is more important. Providing certainty for development helps support economic development and therefore beach policies are considered important.</p>
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Issues and Options Issue 7

Issue 7 - How can we support communications infrastructure and home working?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

None

Non-Strategic

Policy E02 - Home Working

Policy E03 - Digital Infrastructure

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
How can we support communications infrastructure and home working	4a – require all new developments to be provided with appropriate communications 4b – no requirement for telecommunications infrastructure	Requiring new developments to provide appropriate communications infrastructure has the potential to achieve a number of SA objectives by reducing the need to travel and supporting the creation of jobs and economic growth.	4a. Require new developments to provide telecommunications. It supports the local economy, reduces the need to travel so is more sustainable and is in accordance with the NPPF	Not requiring new developments to provide appropriate communications infrastructure is missing an opportunity to enhance local economic growth and competitiveness of the District.

	<p>4c – Provide policy support, subject to criteria for home working</p> <p>4d – no support for home working</p>	<p>A policy supporting homeworking would contribute to SA objectives by reducing the need to travel and indirectly helping to make residential areas more vibrant by increasing daytime activity.</p>	<p>Support home working subject to local impacts because it supports the local economy and reduces the need to travel and is therefore more sustainable</p>	<p>The NPPF requires that Local Plans to facilitate flexible working practices such as the integration of residential and commercial uses within the same unit so therefore not supporting home working would be contrary to the NPPF.</p>
	<p>4e – Provide policy support, for work hubs, particularly in rural areas</p> <p>4f – Make no provision for work hubs (provide them on business parks and within town centres)</p>	<p>The option to provide allocations for workhubs would benefit rural areas as well as urban ones and would help distribute job creation and the economic benefits of business growth in rural areas. It also indirectly offers a sense of place and vibrancy to counteract the effects of commuter/dormitory settlements.</p>	<p>Make no specific provision but provide for work hubs on business parks and in town centres. Providing for enough land to accommodate work hubs is proactively meeting development needs in accordance with the NPPF. Providing for them on business parks is also sustainable as the employment sites have been assessed in terms of sustainability.</p>	<p>If workhubs are needed then not providing for them would be contrary to the NPPF. The NPPF requires that Local Plans identify sites to meet anticipated needs over the plan period.</p>

Housing

Issues and Options Issue 8

Issues and Options Issue 8 - What scenario should underpin the level of housing provision

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

SP11 Housing provision

Non-Strategic

None

Issue	Options in SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
8.2 What scenario should underpin the level of housing provision?	8a - Zero net migration (3,714 homes)	All options would increase the housing supply but the higher ones resulting in greater house building and greater provision of affordable housing.	8d - Responses to consultation showed no clear consensus on this issue.	8a, 8c and 8e would not address future requirements taking account of migration and/or deliver the economic strategy. This approach would be incompatible with the NPPF and aspirations for economic and
	8b - Short Term Migration	Options 8b and 8d (reflecting higher housing numbers) have a number of		

	(11,648 homes)	potentially significant negative effects associated with increased demands on key facilities such as healthcare educational and support for vulnerable people.	Strong growth in tourism and green sectors is the basis of the Council's economic development strategy. The level of housing associated with that scenario is also comparable with that associated with migration trends (8b) and in terms of the NPPF is thus most likely to be regarded as in accordance with national policy. However, basing provision on the economic growth strategy and supporting delivery of that strategy through planning policy will help address the risk of perpetuating importation of more benefit dependent migrants.	employment growth.
	8c - Baseline scenario (9,639 homes)	The SA notes that the options are strategic and until potential locations are known do not factor in aspects such as refurbishment potential of existing stock, impact on designated sites and effect on landscape and townscape and tourist industry.		
	8d - Strong growth in tourism & green sectors (11,791 homes)	The options associated with higher housing numbers will have greater employment and GVA benefits from spending on housing construction		
	8e - Economy returns to recession (7,600 homes)	Under option 8d growth in the Green sector suggests more growth in sustainable sectors/industries which could include sustainable		

		transport systems. This is reflected in 8d being the only option to show permanent direct benefits in terms of a sustainable public transport network allowing access to key facilities, services and employment without relying on private vehicles, developing key sustainable wider transport links including road, rail and air, conserving and enhancing biodiversity, reducing impacts of resource consumption and increased energy efficiency and proportion from renewables		
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The following policies and options are currently undergoing the Sustainability process:

Policy Name	Draft Policy Wording	Options
H01 (Aspect regarding Phasing of housing development)	Policy indicating release of allocated sites to be consistent with indicative phasing.	Preferred option retain policy. Regulation of land release is important to gear it with expected growth in demand and with provision of supporting infrastructure. Option no restriction.

Issues and Options Issue 9

Issues and Options Issue 9 - Broad approach to location of future homes

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

SP12 - Strategic Housing site Allocations

Non-Strategic

H01 - Housing Development

H02A et seq - non strategic housing allocations

H04 - Housing at Rural Settlements

H04A et seq - rural housing site allocations

Issue	Options in SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
9.1 - Broad approach to location of future homes	9a - Maximise development provisions within the existing built up areas of the towns and villages in order to minimise use of	For most SA objectives options 9a and 9b exhibit significant positive effects, whereas for option 9c most are negative.	9b – The NPPF generally encourages effective use of previously developed land and focusing development in sustainable locations. At the same time it states the	9a - would inevitably compromise factors acknowledged of importance in the NPPF and would not assist urban regeneration.

	<p>greenfield land.</p> <p>9b - Focus on urban areas but with criteria (e.g. to safeguard back gardens/family homes/ sites that are not previously developed land)</p> <p>9c - Focus provision on greenfield sites and aim to restrict housing sites in the urban area to those important for regeneration.</p>	<p>Locating development in the urban areas will mean they are more likely to be served by existing public transport links and by services in locations where these are concentrated, and if located near healthcare and educational facilities will affect demand and capacity.</p> <p>Focussing development on greenfield sites increases the likelihood of affecting natural and semi-natural assets.</p> <p>As options are strategic it is not possible to predict how communities will be impacted. And this will need to be considered in detailed planning.</p>	<p>importance of access to quality open spaces for sport and biodiversity, heritage assets and the need to respect local character and add to the overall quality and character of areas, through quality design.</p> <p>The SHLAA indicates that significant housing potential exists in the existing built up/urban areas (including much on previously developed land) without compromising the environmental considerations referred to above. This approach is therefore considered compatible with national policy. This option is also compatible assisting urban regeneration.</p> <p>Responses to consultation showed strong consensus for focussing or maximising use of urban area.</p>	<p>9c -would overlook urban area opportunities and thus be incompatible with government's policy objectives encouraging effective use of previously developed land, and prioritising sustainable locations.</p>
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9.2 - Distribution of greenfield housing land	<p>9d - Single location</p> <p>9e - Small number of locations</p> <p>9f - Dispersed sites</p>	<p>The option of a single location and a small number of sites has lower negative impact than the dispersed sites option across a range of SA objectives.</p> <p>As options are strategic, the commentary is necessarily somewhat general and unable to comment on certain aspects</p> <p>Options associated with dispersed sites are noted as likely to increase risk of sprawling development, impact on natural and semi-natural resources and require most service alteration or increased car use.</p>	<p>9f - but recognising that some clustering and variation between sizes of sites may be beneficial (for example where grouped sites can form part of a wider strategic sites delivering key infrastructure).</p> <p>Potential greenfield housing site opportunities identified are of varying size and location. Some of these are clustered.</p> <p>In order to provide choice, optimise use of existing infrastructure capacity and avoid over reliance on delivery of a small number of large single sites the preferred option is to identify a portfolio of sites in different locations across the district.</p> <p>Over 50% of consultation responses on this issue supported this option.</p>	<p>9d & 9e - Limiting provisions to a single or very small number of large single sites may compromise consumer choice and deliverability of development.</p>
9.3 - Location of greenfield housing land	9g - Adjoining the urban	Compared with other options, 9i and 9k show	9g & 9h - Adjoining the urban area with limited	9i - would be less sustainable (especially in

	area	significant negative effects in terms of sustainable access to key facilities and sustainable transport links between Thanet and beyond.	provision adjoining certain villages. Thanet is a geographically small district and the SHLAA shows that its extensive multi centred urban area and periphery offers significant housing potential and is generally well located regarding access to services.	terms of access to facilities, infrastructure connections, community integration and likely impact on high grade agricultural land) than those within/adjoining existing built up areas.
	9h - Adjoining the villages			
	9i - Freestanding countryside sites			
	9j - In the Green Wedges	Compared with other options, 9g & h show (respectively) significant and minor positive effects in terms of key facilities to support vulnerable people and reducing deprivation.		
	9k – Housing in the form of a new settlement	Compared with other option 9j shows minor positive effects in terms of sustainable (non-car) access to key facilities, sustainable transport links between Thanet and beyond and a sustainable pattern of development, Assuming key facilities and transport links are more likely to be concentrated within and between built up areas, locating new development adjacent to	The larger villages already served with community facilities are also considered have some housing potential, for which locations adjoining their built confines may be appropriate, subject to scale and compatibility with their size and character. 75% of responses on this issue supported the adjoining urban area location, and 39% adjoining the villages.	9j -As a result of Thanet's limited geographical area and almost continuous urban coastal belt, the function of the Green Wedges remains highly important and is to be subject to continued protection. Thus any release of land in Green Wedges would be considered only exceptionally where shortcomings in the sustainability merits of alternative housing sites making up the total requirement outweigh the importance of a site to the function of the Green Wedge. 9k - would be

		<p>existing urban areas will mean they are more likely to be better served. 9g and to a lesser extent 9h will ensure new development is served by existing transport links. 9j is likely to provide greater opportunities to integrate new development with existing transport links and infrastructure as the Green Wedges are long and thin areas between existing developed areas that already have public transport and other links.</p>		<p>unsustainable for the same reasons as freestanding countryside sites. In addition a new settlement would be incompatible with the district's limited geographical area, which embraces extensive urban areas and closely grouped villages. A single settlement would also risk over reliance on delivery, likely to be impacted by the need for very substantial investments in new infrastructure.</p>
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The following policies and options are currently undergoing the Sustainability process:

Policy Name	Draft Policy Wording	Options
Settlement Hierarchy (no specific policy)	Settlement hierarchy is referred to in a separate topic paper and shown diagrammatically in the draft plan.	No alternative option identified as the hierarchy reflects NPPF principles, sustainability principles, analysis of existing hierarchy and results of public consultation.
SP12-17, H01 and H02A et seq - Housing site allocations	The Plan includes strategic and non strategic housing land allocations.	No alternative option identified. Sites were selected following screening against sustainability and other relevant principles applied in the Strategic Housing Land Availability

		<p>Assessment, and subsequent consideration in terms of the strategy for the planned location of housing which reflects the NPPF, the interim sustainability appraisal and stakeholder consultation.</p> <p>Selection is reflective of variant of option 9f (clustering but mix of large and small sustainably located sites) and a hybrid option of 9g & 9h (adjoining the urban area and limited provision adjoining certain villages.</p>
SP12-17, H01 and H02A et seq - Housing site allocations	<p>Policy content of housing site allocations embraces a wide variety of requirements to safeguard factors of acknowledged importance including heritage and landscape, to secure transport, community and utility infrastructure and address housing need in line with the signals in the NPPF, and the evidence base. Some site allocation policies aim to increase the proportion of homes that are houses above those recommended in the SHMA.</p>	<p>Policy addresses factors of acknowledged importance.</p> <p>Dwelling completions in the district have in the last few years included a proportion of flats substantially higher than recommended in the SHMA. This aspect of the policy seeks to redress the balance.</p> <p>Alternative option no policy could result in such factors being overlooked and would likely significantly extend the time period within which the overall stock may come to reflect the balance recommended in the SHMA.</p>
H01 Housing development	<p>Policy stating circumstances and criteria where housing development will be granted (including restricting</p>	Alternative options

	non-allocated sites to previously developed land within existing built up confines) and resisting alternative use of allocated housing sites.	<p>1 Policy as outlined</p> <p>2 policy as outlined but excluding restriction on windfall sites to previously developed land and/or restriction alternative use of allocated sites.</p> <p>3 no policy</p> <p>The content and scope of the policy as outlined is preferred option being considered compatible with the NPPF and necessary to promote sustainable development and increase the housing stock.</p>
H01 (aspect relating to Area specific objectives)	Policy stating that housing development will be expected to reflect specific housing objectives according to location.	The objectives reflect the Strategic Housing Market Assessment and the Plan's strategic priority objectives. Without these the plan's priorities and housing needs may not be met. Alternative option no policy.
H03 Cliftonville	Policy expecting proposals to provide residential accommodation to improve poor quality homes, increase family homes, create mixed settled communities and improve the environment.	Policy considered appropriate response in seeking to reverse local social and economic deprivation and compatible with other Council initiatives to address this. Alternative option no policy.
H04 Housing at Rural Settlements	Policy indicating scale and location of housing development appropriate at	Policy considered appropriate to ensure scale of development reflects

	<p>particular rural settlements, allocating specific sites and stating expectations on terms of addressing need for particular types of housing and community facilities.</p>	<p>sustainability principles and safeguards the character of individual settlements, to identify which rural sites are allocated as compatible with those criteria and to ensure proposals are responsive to need in respect of types of housing and supporting community facilities. Alternative option of no policy could lead to speculative and unsustainable proposals.</p>
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Issues and Options Issue 10

Issue 10 - What types of new homes do we need to provide

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

SP13-17 Strategic Site Allocations

SP18 Type and size of dwellings

SP19 Affordable Housing

Non-Strategic

H2A-F Non strategic site allocations

H05- Rural Housing Need

H09 Non-self contained accommodation

H10 Accommodation for Gypsies ansd Travelers

Issue	Options in SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
10.2 – What type of market homes are needed?	10a - In line with guideline proportion included in Strategic	Of the limited number of SA objectives impacted this option shows no	10a -The SHMA and any bona fide update of it represent the key source of	Alternative guideline proportions - No robust alternative source of

	Housing Market Assessment	<p>negative effects, and a significant positive effect upon the SA objective of providing a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand. This option is likely to reduce future under-occupation of homes thus there is a minor positive effect on energy efficiency and responding to the challenge of climate change</p>	<p>information on housing demand and need.</p> <p>Responses to consultation showed a diversity of opinion including whether more emphasis should be placed on family homes or on flats</p>	information.
10.3 – What type of affordable homes are needed?	10b - In line with guideline proportion included in Strategic Housing Market Assessment	<p>Of the limited number of SA objectives impacted this option shows no negative effects, and a significant positive effect upon the SA objective of providing a sustainable supply of housing including and appropriate mix of types and tenures to reflect demand. This option is likely to reduce future under-occupation of homes thus there is a minor positive effect on</p>	<p>10b - The SHMA and any bona fide update of it represent the key source of information on housing demand and need.</p> <p>Responses to consultation showed a diversity of opinion.</p>	Alternative guideline proportions - No robust alternative source of information.

		energy efficiency and responding to the challenge of climate change		
10.4 – delivering affordable housing	<p>10c - Set 30% as a future target element of affordable homes in new housing developments</p> <p>10d - Do not set specific target through policy</p> <p>10e - Affordable housing to apply to all residential development (no threshold)</p> <p>10f - Maintain 15 dwelling threshold</p> <p>10g - Allow for provision of affordable housing off site or through a financial contribution</p> <p>10h - Affordable homes to be 70% social rent and 30%</p>	<p>The option (10c) of a 30% element policy target shows a number of minor positive effects. (essentially relating to supporting vulnerable people, reducing deprivation, supporting vibrant communities, and improving urban renaissance).</p> <p>Conversely the no policy option (10d) shows significant negative effects in such terms.</p> <p>While option 10e showed largely unknown effects, option 10f (maintaining the 15 dwelling threshold showed a number of minor positive effects similar to those for 10c. Evidently these relate to the possibility that an affordable</p>	<p>10c - Independent viability assessment shows this is an appropriate target; balancing viability with the pressing need for more affordable homes.</p> <p>10e - Independent assessment shows that negotiating an element/contribution for affordable housing on sites of any size would not undermine viability, thus potentially increasing yield to help address pressing need</p> <p>10g - In some instances it may only be feasible/viable to deliver affordable homes off site or by way of a financial contribution. Such instances may better serve to deliver housing strategy objectives</p> <p>10h - This is the proportion</p>	<p>10d - Absence of a target would significantly reduce affordable housing that may be delivered. A higher target would potentially threaten viability of residential development, and a lower target would reduce potential yield of much needed affordable homes.</p> <p>10f - Only negotiating for affordable homes on schemes of 15 or more units would reduce potential yield of much needed affordable homes.</p> <p>-Affordable housing to reflect alternative proportion of social rent and intermediate.</p> <p>The 70%/30% proportion is based on the conclusions of the SHMA, and unless any bona fide update suggests otherwise there is no robust information justifying an</p>

	<p>intermediate</p> <p>10i - Allow release of land adjoining built up parts of rural villages to deliver affordable homes</p> <p>10j - No specific policy</p>	<p>element may render schemes smaller than 15 units unviable.</p> <p>The option (10g) to allow for provision of affordable housing off site or through a contribution showed some minor negative impacts. These are associated with the possibility that affordable housing will be concentrated away from other developments potentially resulting in crime, deprivation and polarised communities.</p> <p>Option 10h showed a number of minor positive effects principally relating to supporting vulnerable people , reducing deprivation and creating vibrant balanced communities (and no negative effects)</p> <p>Allowing exceptional land release as per</p>	<p>recommended in the SHMA.</p> <p>10i -Recent rural parish surveys have shown local need exists for affordable housing in most of Thanet's rural villages. Such a policy would facilitate delivery in cases where it may not be feasible to do so within villages' built up areas.</p>	<p>alternative proportion.</p> <p>10j - The NPPF expects a responsive approach to local rural area circumstances and refers to such a policy mechanism. Absence of such a policy may preclude provision of affordable homes to meet local need, potentially threatening the sustainability of village communities.</p>
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		<p>option 10i showed a number of minor negative effects including access to facilities, community well-being, and sustainable development pattern. These are associated with concerns that the policy might lead to people being located away from more densely populated and better served areas. However, the alternative (no policy) option 10j showed a number of significant negative effects (including similar considerations).</p>		
10.5 -Approach to Houses in Multiple Occupation	10k - Retain criteria based policy 10l - Restrict HMO's in certain areas 10m - Identifying a particular concentration of HMO's which would be unacceptable in an area and restrict	<p>All options are described as strategic in nature, leaving many unknowns including which areas may be selected and the thresholds for any targets imposed in respect of option 10m particularly,</p> <p>Options 10k & 10 l will both likely maintain</p>	10k - This will provide a basis for continuing to ensure that proposals for HMO's do not cause harm to local amenity 10l - Continuing presumption against HMO's in west Cliftonville (as in existing DPD) will complement interventions	No policy or restrictions - Existing policy has provided a useful mechanism to judge proposals on the basis of individual and in combination impacts No restriction - In some locations a presumptive restriction is justified in order to support area regeneration

	<p>through policy</p> <p>status quo with a potential to restrict HMO's which may have an impact on the supply of affordable and student housing.</p> <p>All options should consider proximity to key facilities including healthcare.</p> <p>Policies should ensure proper management, and in high density areas private car use should be discouraged</p> <p>Option 10m might result in HMO integration in certain areas where it has not yet been located and where positively managed potentially result in integration and more mixed communities.</p> <p>The SA refers to assessment at a later date once information</p>	<p>to regenerate the area.</p> <p>10m - Potential exists for HMO's to cumulatively increase in number and to a level that may undermine the local amenity enjoyed by established communities and erode the stock of modern family homes. Thus a criteria based policy needs augmentation with a threshold beyond which harm would be expected to arise. It is proposed that this be applied district wide in order to preclude displacement pressures.</p>	<p>programmes (as in the case of the area covered by Cliftonville development plan document).</p> <p>No restriction on numbers/concentration</p> <p>Concerns resulting from incremental increases in HMO's associated with student accommodation illustrate that it would be beneficial to augment the criteria based policy to indicate a number of HMO's in any area beyond which harm would be expected to arise.</p>
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		<p>becomes available.</p> <p>At this point the strategic options show similar effects with the only potentially minor negative effect in relation to the SA objective of reducing waste generation and disposal and the sustainable management of waste as HMO development may increase waste generation in certain area if density increases.</p>		
10.6 - Approach to accommodation for gypsies and travellers	<p>10n - Criteria used to consider potential sites to include impact on surrounding uses and access to facilities (e.g. schools, jobs, healthcare)</p> <p>Allocating sites on set</p>	<p>This option shows no negative effects and some minor positive effects.</p> <p>The policy although not representing a strategic approach to site selection allows the Council to respond to demand reducing the risk of over or under allocation of sites.</p>	<p>10n - Specific assessment shows no need to provide pitch accommodation to meet the needs of gypsies and travellers in Thanet District. However, it is important that should any application to provide such provision come forward, a policy exists to assess the suitability of the site.</p> <p>It is considered appropriate that the criteria outlined under this item should be</p>	<p>No policy or policy based on alternative criteria -</p> <p>In the event applications are received, absence of policy guidance may result in accommodation being provided on an inappropriate site, where the gypsy and traveller community are unable to sustainably access community facilities and potentially undermining</p>

		<p>criteria would allow selection according to nearby facilities and public transport links. It is assumed that selection criteria would examine issues such as biodiversity, tourism and access and that sites potentially harmful to these be rejected.</p>	<p>included to safeguard the interests of the gypsy, traveller and settled community</p>	<p>peaceful co-existence with the settled community.</p>
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The following policies and options are currently undergoing the Sustainability process:

Policy Name	Draft Policy Wording	Options
SP18 Type and size of dwellings (aspect encouraging higher proportion of houses than recommended in Strategic Housing Market Assessment)	<p>This encourages housing developments to incorporate a higher proportion of houses (than flats) than recommended in the SHMA and indicates justification will be required for schemes containing a higher proportion of flats than recommended.</p>	<p>Dwelling completions in the district have in the last few years included a proportion of flats substantially higher than recommended in the SHMA. This aspect of the policy seeks to redress the balance.</p> <p>Alternative option would be to not incorporate this aspect. However, this would likely significantly extend the time period within which the overall stock may come to reflect the balance recommended in the SHMA.</p>

H06 New agricultural dwellings	This policy restricts proposals for new agricultural dwellings to cases where there is a genuine requirement , and subject to consideration of design access and location, and to be restricted to occupation for such purpose.	The policy is considered to reflect the NPPF approach to restricting isolated homes in the countryside unless special circumstances exist. The policy aims to ensure that any such development genuinely meets such circumstances. Alternative option would be no policy.
H07 Care and Supported Housing	This policy aims to support provision of good quality suitable accommodation for people needing care and support and that C2 uses are appropriately located.	The policy is considered important to facilitate provision of such housing in line with evidence of need. An option would be no policy. However, this could imply lack of support for such proposals.
H08 Accessible homes	This policy identifies the level of Lifetime Homes and Wheelchair Design housing that may be required as part of the housing mix.	There is evidence of need for such accommodation, and the policy aims to facilitate its provision in line with that. Alternative option of no policy may result in no such accommodation being provided, contrary to the requirements of the NPPG and evidence of need.
H11 Residential Use of Empty Property	This policy supports proposals to bring empty property within built confines into residential use subject to compatibility with nearby uses and other policies.	The NPPF requires us to identify and bring back into residential use empty housing and buildings in line with local strategies. Thanet has a large stock of empty and under-used property much of which is being, and could be usefully

		<p>be, brought into residential use.</p> <p>Alternative option of no policy could discourage proposals or fail to signal that such proposals are generally to be encouraged.</p>
H12 Retention of existing housing stock	<p>Policy restricting loss of existing housing unless proposal relates to community facilities , tourism related uses, otherwise complying with area based housing objectives and providing there is no conflict with certain other policies.</p>	<p>Alternative options</p> <p>1 Policy as summarised</p> <p>2 policy excluding exceptions</p> <p>3 policy including additional exceptions</p> <p>4 no policy</p> <p>Preferred option policy as summarised is considered appropriate to support the objective of increasing the overall housing stock, and with sufficient specific exceptions to support the Plan's objectives.</p>

Environment & Quality of Life

Issues and Options Issue 11

Issues and Options Issue 11 - How do we maintain a physical separation of open countryside between Thanet's Towns and Villages?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP20 - Protecting the Countryside

Policy SP21 - Green Wedges

Non-Strategic

None

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
11 – How do we maintain a physical separation of open countryside between Thanet's towns and villages?	11a – Maintain protection of the open character of the areas between Thanet's main towns currently identified as Green Wedges 11b – Maintain	Maintaining protection of the green wedges could restrict potential housing supply, but could also push development towards pdl. No policy protection could result in development away from built up areas with better	11a – The green wedges have historically been valued and protected and relevant policies have been supported at appeals. The Natural Environment Topic Paper explains their importance in providing space, openness and	11c – Without a policy there would be no additional protection for the green wedges and the countryside which would result in inappropriate developments and urban sprawl, and detract from

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
	<p>protection of the rural and open character of the areas between Thanet's villages</p> <p>11c – Afford no policy protection to the countryside and green wedges</p> <p>11d – Encourage alternative uses in the Green Wedges which may include leisure, provision of open space, creation of new wildlife habitats</p>	<p>transport links, thus encouraging private car use. It could also be detrimental to the tourism sector. Removing protection could have an indirect effect on listed buildings by encouraging development in new area out of towns. Removing protection could result in damage to open spaces and wildlife habitats.</p> <p>Access to healthcare or educational facilities, effects on crime and on vulnerable people will not be affected. Encouraging leisure and tourism uses might support employment and positive effects on the GVA.</p>	<p>separation and provides historic detail and examples of successful appeals. Maintaining and protecting the open areas between the Thanet towns is still considered essential as they are vulnerable to development pressures and to prevent the coalescence of the main Thanet towns. This option was strongly supported in the public consultation</p> <p>11b – Maintaining protection of the rural and open areas between the villages is still considered essential to protect the countryside from sporadic forms of development. This option was strongly supported in the public consultation</p> <p>11d – Encouraging alternative uses such as leisure, open space and the creation of new wildlife habitats is considered</p>	<p>the contrast between the towns and villages and historic landscapes that are unique to the area.</p>

Issue	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
			appropriate as some green wedge areas are currently inaccessible and have potential for enhancements	

Issues and Options Issue 12

Issues and Options Issue 12 - How do we ensure that new development respects Thanet's important and valued views and landscapes?

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP22 - Protecting Thanet's important views and landscapes

Non-Strategic

None

Issue	Options in interim SA	Sustainability appraisal	Preferred Option and Justification	Why other options have been rejected
12 – How do we ensure that new development respects Thanet's important and valued views and landscapes?	12a – Retain policy protection for identified Landscape character areas 12b – No specific policy	Unlikely to have significant effects in most circumstances. Removal of protection policy could result in changes to the landscape which may negatively affect tourism.	12a – The NPPF states that valued landscapes should be protected and enhanced. Thanet has distinct and historic landscapes – the Natural Environment Topic Paper details previous studies that have identified these landscapes. It is important therefore that the defined landscape areas should continue to be protected by planning	12b – A landscape protection policy gives weight to the importance and significance of Thanets landscapes and enables their continued protection in determining planning applications.

		policy.	
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Issues and Options Issue 13

Issues and Options Issue 13 - How do we protect, maintain and enhance the District's Green Infrastructure to better support wildlife and human health

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP23 - Green Infrastructure

Policy SP24 - Biodiversity Enhancements

Policy SP25 - Protection of the European Sites

Policy SP26 - Protection of Open Space

Policy SP27 - Provision of accessible natural and semi natural open space

Non-Strategic

Policy GI01 - Locally Designated Wildlife Sites

Policy GI03 - Protected Species and other significant species

Policy GI04 - Requirements for new open space

Policy GI06 - Landscaping and Green Infrastructure in New Developments

Issue	Options in SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
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<p>13 – How do we protect, maintain and enhance the District's Green Infrastructure to better support wildlife and human health</p>	<p>13a – Policy support to protect and enhance existing areas of public open space</p> <p>13b – No specific policy protecting open spaces</p> <p>13c – Policy requirement for new development to provide effective green infrastructure</p> <p>13d – Policy requirement for new development to provide a net gain in biodiversity</p> <p>13e – Policy requirement for new development to provide new accessible open space</p> <p>13f – Policy requirement for mitigation against any loss of farmland bird habitat</p> <p>13g – Policy support for enhancement of green wedges</p>	<p>Options unlikely to affect public transport, access to key facilities, reuse of pdl or sustainability in construction or operation.</p> <p>Requirement for new development to contribute to GI will have neutral effect on housing supply with a risk that the viability of smaller developments may be affected. 13b would have a detrimental effect on improving sense of place. Policies supporting GI and open spaces can have a positive effect on air quality.</p>	<p>13a – The NPPF states that existing open space should not be built on unless certain criteria are met. There is a shortage of open spaces in Thanet so this option is necessary to avoid any loss of existing open spaces</p> <p>The NPPF requires local plans to plan positively for the creation, protection and management of networks of biodiversity and green infrastructure. 13c and 13d are considered important to promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species.</p> <p>13e – The Natural Environment topic paper sets out how open space requirements have been calculated based on the Open Space strategy.</p>	<p>13b – Thanet is already deficient in open space provision, therefore without a specific policy to protect existing open spaces, they would probably be lost. Any further reduction in open space provision could have a detrimental effect to health, and on the economy as open spaces provide health benefits as well as an attractive environment where people want to live and work.</p>
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			<p>This option is necessary to ensure sufficient open space is provided to serve the expected population increase</p> <p>13f – Farmland bird population has been declining so important to ensure remaining populations are protected and encouraged to increase</p> <p>13g – Potential for environmental and recreational enhancements to the green wedges and also the BOAs.</p>	
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The following policies and options are currently undergoing the Sustainability Appraisal process:

Policy Name	Draft Policy Wording	Options
Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve	Development that would have a detrimental impact on the European Sites, Sites of Special Scientific Interest or National Nature Reserve will not be permitted. If a development proposal	Option 1 – Inclusion of policy to ensure mitigation of increased recreational pressure at european sites

	<p>cannot demonstrate that the development will not have a significant effect on the European sites, an Appropriate Assessment must be carried out in line with the Habitats Directive.</p> <p>Proposals for residential development must include measures to mitigate against the effects of potential increased recreational pressure on protected sites.</p> <p>Proposals for major residential developments must include provision of open space suitable for dog walking and general recreation, in accordance with policies *****.</p> <p>In developing these measures, regard must be had to the SPA Mitigation Strategy which requires a financial contribution towards wardening, and applicants must demonstrate clearly how they are meeting the strategy and how they will ensure that development does not increase recreational pressure on designated sites.</p>	Option 2 – No specific policy
Locally Designated Wildlife Sites	<p>Development which would have a detrimental impact on locally designated wildlife sites will not be permitted. Exceptionally, where a strategic need for a proposed development is identified which outweighs the importance of the locally designated sites and cannot be located elsewhere, an equivalent area of habitat will be created elsewhere at a suitable location well related to other existing habitats.</p>	Option 1 – Continue to protect local wildlife site with specific policy Option 2 – No specific policy

Regionally Important Geological Sites	At RIGS sites, development which would result in the loss or obstruction of geological features of importance will not be permitted.	Option 1 – Continue to protect RIGS sites with specific policy Option 2 – No specific policy
Protected Species and other significant species	On sites where protected species or farmland birds may be present, the Council will require a Protected Species survey to be carried out alongside any development proposals. Any mitigation necessary should be carried out in line with Natural England's Standing Advice.	Option 1 – Continue policy support for the protection of species Option 2 – No specific policy
Jackey Bakers	Jackey Bakers sports ground will be promoted as the long-term primary sports venue for Thanet. Where fully justified, the council will permit ancillary development to subsidise the sports use.	Option 1 – continued policy support Option 2 – no specific policy
Designing Landscape and the Public Realm	External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. Development will be supported where it is demonstrated that: 1) the design relates to the character and intended function of the spaces and surrounding buildings, 2) existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area are	Policy now combined with General design policy

	<p>retained and protected</p> <p>3) microclimate is factored into design proposals and that public spaces receive adequate sunlight,</p> <p>4) materials are of a high quality and respond to the context to help create local distinctiveness,</p> <p>5) an integrated approach is taken to surface water management as part of the overall design,</p> <p>6) a coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art,</p> <p>7) trees and other planting is incorporated, appropriate to both the scale of buildings and the space available,</p> <p>8) species are selected to enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate, and</p> <p>9) the design considers the needs of all users and adopts the principles of inclusive design.</p>	
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Issues and Options Issue 14

Issues and Options Issue 14 - How can we adapt to the effects of, and mitigate against the effects of climate change

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

SP30 - Climate Change

Non-Strategic

Policy CC01 - Fluvial and Tidal Flooding

Policy CC02 - Surface Water Management and Water Quality

Policy CC03 - Coastal Development

Policy CC04 - Sustainable Design

Policy CC05 - Renewable Energy Installations

Policy CC06 - District Heating

Policy CC07 - Solar Parks

Policy CC08 - Richborough

Issue	Options in SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
How can we adapt	14a – Requirement for	If options deemed	The NPPF requires local	14a – Water efficiency

to the effects of Climate change?	<p>new development to include water efficiency measures</p> <p>14b – Requirement for conversion of buildings to include retrofitting to adapt to climate change</p> <p>14c – Restriction of development along the coast where it may be affected by coastal change</p> <p>14d – Requirements for any development proposed in flood risk areas to comply with the requirements in the NPPF</p> <p>14e – Requirements for the use of SUDs in new developments</p>	<p>expensive could affect the viability of smaller housing schemes, although could also affect the saleable value of a house that is climate change resilient compared to that which is not. Locating new developments away from flood risk contributes to a sustainable pattern of development.</p> <p>Retrofitting could have positive economic effects, however any works to historic/cultural assets will need to be sensitive to the design and the building fabric.</p>	<p>plans to include policies that will deliver climate change mitigation and adaptation.</p> <p>14c – It is considered appropriate to identify any areas vulnerable to coastal erosion and include a relevant planning policy restricting development in those areas.</p> <p>14d – It is considered necessary to include a policy regarding development in flood risk areas</p> <p>14e – A requirement for the use of SUDs in new development is considered appropriate, however it should set out what types of SUDs would be appropriate in which locations to ensure they do not contribute to pollution of groundwater.</p>	<p>measures in new development are considered appropriate as Thanet is a water stressed area. The Viability Assessment found that water CSH Level 3 with level 5 for water is acceptable. However it is considered more appropriate to include this in text only rather than policy at this stage as the government is reviewing the CSH standard.</p> <p>14b - It may not always be practical or appropriate to retrofit to all buildings so this option would be impractical/unreasonable</p>
How can we mitigate against the effects of Climate Change?	14f – Requirement for new development to meet a specific Code for Sustainable Homes	Options f,g,h and j could affect the viability of housing schemes. Measures for deterring the use of	14g – Option complies with NPPF requirements. Considered appropriate to include policy supporting proposals which	14f – this option is considered appropriate until such a time that it is replaced by a new government national standard, therefore

	level	private cars will , if successful, affect the public transport network and could have a positive impact on air quality.	achieve sustainable design and construction	appropriate as informative text rather than policy
	14g – Requirement for new development to incorporate design principles including landscaping and layout which minimise use of resources	Option I might encourage housebuilding in the vicinity. Support for development of renewables may bring about some employment generation and may also result in regeneration of derelict land. There should be a neutral effect with options j-m, assuming locations are chosen with minimal landscape impact. Which makes it difficult to define suitable/appropriate sites.	14h – clause considered appropriate for inclusion in a sustainable design policy 14i – Meets requirements in the NPPF 14k – with appropriate clauses relating to visual and environmental impact 14l – complies with the NPPF	14j – this is an issue that is addressed fully in other parts of the plan
	14h – Requirements for new development to obtain an element of its energy from renewable or low carbon energy resources		14m – Part of Richborough is already being developed as an energy park so a local plan allocation would support any further applications	
	14i – Support for district heating systems in suitable and viable locations			
	14j – Requirement for new developments to incorporate measures to reduce use of the private car			
	14k – Support for development of solar farms subject to criteria			

	<p>14l – Support for other forms of renewable energy developments in appropriate locations</p> <p>14m – Allocation of specific sites which would be suitable for large scale renewable energy development</p>		
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Issues and Options Issue 15

Issues and Options Issue 15 - Maintain a safe and healthy environment

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

None

Non-Strategic

Policy SE01 - Potentially Polluting Development

Policy SE02 - Landfill Sites and Unstable Land

Policy SE03 - Contaminated Land

Policy SE04 - Groundwater Protection Zones

Policy SE05 - Local Air Quality Monitoring

Policy SE06 - Noise Pollution

Policy SE10 - Light Pollution

Issue – 15 Maintain a safe and healthy environment	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
15 –Control Polluting Development	15a – Policy to control	15a is more likely to result in neutral and	15a – Discussions with Environmental Health	15b – Without a policy it would be more difficult to

	<p>polluting development</p> <p>15b – No specific policy</p>	<p>beneficial effects than 15b.</p>	<p>concluded that a policy is necessary as the potential release of pollutants as a result of development is a material consideration in planning decisions. Meets requirements of the NPPF.</p>	<p>incorporate pollution control in the planning process</p>
Development on contaminated land	<p>15c – Policy to control and mitigate development on contaminated land</p> <p>15d – No specific policy</p>	<p>15c could have indirect health benefits and without a policy there would be a greater risk to health. Both options could deter development on pdl if a developer can build on cheaper, cleaner greenfield.</p>	<p>15c - Discussions with Environmental Health concluded that a policy is necessary to ensure site assessments and any necessary remedial measures are carried out prior to development Meets requirements of the NPPF.</p>	<p>15d – Without a policy it would be more difficult to incorporate the remediation of a potential development site in the planning process</p>
Development on unstable and derelict land	<p>15e – Policy to control development on unstable and derelict land</p> <p>15f – No specific policy</p>	<p>These options only likely to effect the development of pdl. 15e could help make the development of pdl more viable and less risky for developers and give confidence that potential instability issues have been considered.</p>	<p>15e – Discussions with Environmental Health concluded that a policy is necessary as there are areas where land stability is likely to be an issue. Meets requirements of the NPPF & reduces risk to the public.</p>	<p>15f – Without a policy it would be more difficult to incorporate land stability issues in the planning process.</p>
Air quality	<p>15g – Policy support for improving air quality</p> <p>15h – No specific policy</p>	<p>15g is more likely to result in beneficial effects as it allows the control of development in AQMA so will improve air quality and indirectly</p>	<p>15g – Discussions with Environmental Health concluded that a local plan policy will help in implementing the Air Quality Action Plan to address the</p>	<p>15h– Without a policy the necessary links between planning, new developments and the Air Quality Action Plan would not be apparent and</p>

		contribute towards improving the health of residents within the AQMA.	Urban AQMA. Because of the peninsular nature of the district, any significant development will result in increased traffic in areas which already suffer from poor air quality. Meets requirements of the NPPF.	Thanet's air quality would deteriorate.
Noise	15i – Policy to control and mitigate against unacceptable noise 15j – No specific policy	15i could have indirect positive effects by reducing the stress and adverse effects noise can have on quality of life.	15i – Noise is a material consideration in determining planning applications and the National Planning Practice Guidance states the issues that should be considered. Relevant planning policy can support this. Meets requirements of the NPPF	15j – Without a policy there would be no levels against which noise must be assessed
Light pollution	15k – Policy support for controlling light pollution 15l – No specific policy	15k could have positive effects on how satisfied people are with where they live. It could also have visual and landscape impact benefits and help reduce light pollution effects on protected species.	15k – Light pollution is a statutory nuisance and could impact significantly on Thanet's unique open landscapes therefore a policy is necessary. Meets requirements of the NPPF	15l – Without a policy there would be no standards against which lighting levels must be assessed.
Groundwater	15m – Policy restricting development that would detrimentally impact groundwater	15m could help protect ground water resources and ground water protection zones, although ground water	15m – Groundwater from underground chalk rock is used to supply water for drinking, agriculture, horticulture and industry.	15n – No specific policy could result in development being permitted that pollutes the groundwater. Once the

	15n – No specific policy	quality is protected by other legislation.	Policy necessary as groundwater is extremely vulnerable to contamination as substances are able to pass rapidly through the thin soils and natural fissures. Part of Thanet is designated by the Environment Agency as a Groundwater Protection Zone. Policy should refer to SUDS as some methods would affect groundwater.	chalk and groundwater is contaminated it can take decades to clean up.
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The following policies are currently undergoing the Sustainability Appraisal process:

Policy Name	Draft Policy Wording	Options
Aircraft noise	<p>Applications for noise sensitive development or redevelopment on sites likely to be affected by aircraft noise will be determined in relation to the latest accepted prediction of existing and foreseeable ground noise measurement of aircraft noise.</p> <p>Applications for residential development will be determined in accordance with the</p>	<p>Option 1 – Retain policy regulating development subject to aircraft noise</p> <p>Option 2 – No specific policy</p>

	following noise exposure categories.		
Nec	Predicted aircraft noise levels (dbl aeq.0700-23.00)		
A	<57	Noise will not be a determining factor	
B	57-63	Noise will be taken into account in determining applications, and where appropriate, conditions will be imposed to ensure an adequate level of protection against noise (policy ep8 refers).	
C	63-72	Planning permission will not be granted except where the site lies within the confines of existing substantially built-up area. Where residential development is exceptionally granted, conditions will be imposed to ensure an adequate level of	

		protection against noise (policy ep8 refers).	
D	>72	Residential development will not be permitted.	
Applications for non-residential development including schools, hospitals and other uses considered sensitive to noise will not be permitted in areas expected to be subject to aircraft noise levels exceeding 60 db(a) unless the applicant is able to demonstrate that no alternative site is available. Proposals will be expected to demonstrate adequate levels of sound insulation where appropriate in relation to the particular use.			
Aircraft noise and residential development	When planning consent is granted for residential development on any land expected to be subject to a level of aircraft noise of above 57db(a)**, such consent will be subject to provision of a specified level of insulation to achieve a minimum level of sound attenuation in accordance with the following criteria:	Option 1 – Retain policy regulating residential development subject to aircraft noise Option 2 – No specific policy	
NEC Predicted Aircraft Minimum			

		Noise Levels Attenuation required (dB(A) (frequency range 100-3150 Hz)	
A	<57	No attenuation measures required	
B	57-63	20dB	
C	63-72	30dB	
** LAeq 57dB 07.00-23.00			.
Noise Action Plan Important Areas	Proposals for residential development within identified Important Areas in the Noise Action Plan must incorporate mitigation measures against the impact of noise on residential amenity		Option 1 – Include policy to mitigate against noise identified in Important Areas Option 2 – No specific policy

Issues and Options Issue 16

Issues and Options Issue 16 - Provide High Quality Homes and Neighbourhoods

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP28 - Quality Development

Non-Strategic

QD01 - General Design Principles

QD02 - Living Conditions

GI04 - Amenity Green Space and Equipped Play Areas

GI06 - Landscaping and Green Infrastructure in New Developments

Policy CC02 - Surface Water Management and Water Quality

Issue 16 – Provide high quality homes and neighbourhoods	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
Amenity value and character	16a – Consideration of impact of development on residential amenity value 16b – Consideration of impact of new development	All 3 options have the potential for a number of positive effects, however the most significant of the options is the	16a, 16b and 16c – High quality design and a good standard of amenity can help support the economic strategy and contribute towards a	

	<p>on the character and appearance of surrounding area</p> <p>16c – Consideration of impact of new development on the compatibility with and impact on neighbouring buildings</p>	<p>requirement for development to take into account its surroundings, residential amenity and neighbouring buildings and the positive effect this can have on landscape and townscape. Specific policy criteria and mechanism for achieving these outcomes will need further development and assessment in subsequent stages of the local plan.</p>	<p>higher standard of health and wellbeing. This is particularly important in Thanet where some areas are deprived and the design and quality of developments have not been to a very high standard.</p> <p>These options comply with the NPPF, and were supported in the consultation.</p>	
Movement and access in new development	<p>16d – Provision of pedestrian/cyclist/vehicle movement in new development</p> <p>16e – Provision of disabled access</p>	<p>16d will help support alternatives to private car use by ensuring that infrastructure and facilities are integrated into the design.</p> <p>16e will have a positive effect in improving access to new developments for vulnerable groups and will also help to make new developments</p>	<p>16d – It is important to provide for different transport modes both in terms of practicalities as people will still travel by car, and enabling safe and convenient cycling and walking routes which will contribute to reducing carbon emissions by providing an alternative means of transport as well as health benefits.</p> <p>Option supported but</p>	

		<p>somewhere people of all abilities are happy to live.</p>	<p>considered more appropriate to locate in other sections of the plan</p> <p>16e – Option supported but considered more appropriate to locate in other sections of the plan.</p>	
Open space and green space	<p>16f – Provision of open spaces and gaps in development</p> <p>16g – Provision of landscaping and planting, green infrastructure</p> <p>16h – Provision of wildlife habitats and corridors</p>	<p>16f and 16g have the potential to provide local health benefits by providing opportunities for people to exercise more and live healthier lifestyles. 16h is likely to have a significant positive effect on habitat creation and enhancing connectivity between isolated habitats</p>	<p>16f – The NPPF states that access to high quality open spaces can make an important contribution to the health and well being of communities. It states that assessments should identify deficits and needs for open space to determine what provision is required. Thanet is currently deficient in public open space provision so this option is appropriate, as well as to create pleasant living environments and support a healthy community</p> <p>16g – This option will help create high quality areas</p>	

			<p>where people will want to live as well as contribute to the GI network</p> <p>16h – This option will improve biodiversity and also quality of life for Thanet's residents</p>	
Crime prevention and contributing towards public art	<p>16i – Measures to prevent crime and disorder</p> <p>16j – Integration of public art</p>	<p>16i is likely to have a positive effect all be it minor one as it would only benefit new development. Both options would likely have a significant effect on sense of place and peoples general satisfaction</p>	<p>16i – The NPPF states that planning policies should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. This option was well supported in the public consultation with one comment suggesting that fear of crime can undermine other policies designed to improve the district. Reducing crime and the fear of crime could benefit Thanet economically and in terms of quality of life for Thanet's residents.</p>	<p>16j – The incorporation of public art received little support in public consultation and is not considered necessary for the sustainable development of the district. The NPPG suggests that public art is not a priority in suggesting that planning obligations should not be sought for anything clearly not necessary to make a development acceptable in planning terms, giving public art as an example.</p>

Other policy issues	<p>16k – Provisions for clothes drying facilities and refuse disposal/dustbin storage</p> <p>16l – incorporation of sustainable drainage systems</p> <p>16m – Appropriate design and location of advertisements</p>	<p>16k could contribute towards reducing greenhouse gas emissions and energy consumption by providing alternatives to energy intensive tumble dryers.</p> <p>16l is likely to contribute towards reducing flood risk, climate change adaptation and indirectly contribute towards habitat creation with SUDs in the form of ponds or waterbodies.</p>	<p>16k – Ensuring sufficient space for clothes drying facilities contributes to health and wellbeing in the provision of a space away from the main living area, and, in making this provision, new developments are less likely to be unacceptably small. It is essential that adequate provision is made for waste storage, particularly in enabling recyclable and general waste to be segregated.</p> <p>16l – This option is considered appropriate as it contributes towards reducing surface water flooding, can provide new habitats and biodiversity, and can contribute to health and well being. However SUDs will be inappropriate in some areas due to potential contamination of the groundwater. This issue, and relevant policy, will be addressed under a</p>	
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			<p>separate policy.</p> <p>16m – This option is necessary to ensure advertisements do not compromise public safety, are not a public nuisance and do not detract from the important qualities of conservation areas.</p>	
Areas of high townscape value	<p>16n – Continued existing policy protection for AHTVs</p> <p>16o – Removal of policy protection</p> <p>16p – Identify areas that are of high townscape value and protect and enhance through policy</p>	<p>16n and 16p likely to have positive effects on townscape and indirectly on the sense of place, peoples satisfaction with where they live and cultural heritage features. 16o has the potential for adverse effects on the sense of identity of towns and could potentially harm the visitor economy and result in adverse, visual townscape and heritage effects.</p>	<p>16o – Although this option removes policy protection from the existing AHTVs, the Local Plan will include stronger design policies with an emphasis on the qualities identified in the existing AHTV areas. This will ensure those qualities are protected and enhanced in all areas of the district rather than only those with an AHTV designation. It is considered that stronger design policies should remedy the concerns raised regarding option 0 in the SA comments.</p>	<p>16n – There is insufficient evidence to justify the designation of the AHTVS and continue policy protection</p> <p>16p – There are many areas of the district that are of high townscape value, however the characteristics of the areas are different, so it would be difficult to establish a justifiable method and criteria for designating areas. However, it is intended to identify important character areas in the forthcoming Quality Development</p>

				SPD.
Housing density	<p>16q – Housing densities set in zones</p> <p>16r – Housing density decided by density of surroundings of application site</p> <p>16s – Continue density requirement H1 in TLP 2006</p>	<p>All options have the potential to have a positive effect on sense of place, townscape, heritage features and the sustainable use of land resources. By allowing different densities of development the options have indirect benefits for sustainable transport by increasing the numbers of people living close to town centres where public transport links can be accessed more easily.</p>	<p>16r – The NPPF states that local planning authorities should set their own approach to housing density to reflect local circumstances and that this should be guided by design policies. The Quality Development Topic Paper identifies different types of areas and suggested density units as recommended in the Kent Design Guide. However it was considered most appropriate for density to be fairly flexible and which reflects or is compatible with the density of the surroundings as many areas already have a variety of densities in a relatively small area and distinguishing density areas would not be clear cut.</p>	<p>16q – Some areas would be easier to zone than others, therefore this option was not considered the most appropriate.</p> <p>16s – This requirement was set based on national and regional targets – both of which no longer exist. Therefore it is considered more appropriate for density to be considered at a local level.</p>
Garden land development	16t – Policy restriction on development on garden land	16t can contribute indirectly towards biodiversity by helping		16t – Restricting all garden development is not considered and

	16u – No restriction	to retain gardens and their role as important areas of habitat within urban areas and towns.	appropriate option as there will be instances where a proposed development on garden land would improve the area. 16u – No restriction or criteria could make it difficult to provide justified reasons for refusal for inappropriate development that would not contribute to high quality developments and a pleasant environment.
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The following policies and options are currently undergoing the Sustainability Appraisal process:

Policy Name	Draft Policy Wording	Options
Designing Landscape and the Public Realm	<p>External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases.</p> <p>Development will be supported where it is demonstrated that:</p> <ul style="list-style-type: none"> 1) the design relates to the character and 	Policy now combined with General design policy

	<p>intended function of the spaces and surrounding buildings,</p> <p>2) existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area are retained and protected</p> <p>3) microclimate is factored into design proposals and that public spaces receive adequate sunlight,</p> <p>4) materials are of a high quality and respond to the context to help create local distinctiveness,</p> <p>5) an integrated approach is taken to surface water management as part of the overall design,</p> <p>6) a coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art,</p> <p>7) trees and other planting is incorporated, appropriate to both the scale of buildings and the space available,</p> <p>8) species are selected to enhance</p>	
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	<p>biodiversity through the use of native planting and/or species capable of adapting to our changing climate, and</p> <p>9) the design considers the needs of all users and adopts the principles of inclusive design.</p>	
Advertisements	<p>Applications for advertisements will be considered in relation to their effects upon amenity and public safety. Regard will be paid to the surrounding location, manner of illumination (if proposed), material composition, design and relationship to the land, building or structure to which they are to be affixed. Advertisements should not dominate but should be in balance with the character, townscape and architecture of the buildings on which they are situated.</p> <p>In and adjoining conservation areas the Council will require that the design and siting of advertisements does not detract from, and preferably makes a positive contribution to, the character and/or appearance of the area.</p>	<p>Option 1 – Retain policy controlling advertisements</p> <p>Option 2 - no specific policy</p>
Telecommunications Development	<p>Proposals for telecommunications development will be permitted provided that the following criteria are met.</p> <p>1) The siting and appearance of the</p>	<p>Option 1 – Include Telecommunications policy</p> <p>Option 2 – No specific policy</p>

	<p>proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character and appearance of the surrounding area.</p> <p>2) If on a building, apparatus and associated structures should be sited and designed to minimise impact to the external appearance of the host building.</p> <p>3) If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the Council.</p> <p>4) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.</p> <p>When considering applications for telecommunications development, the Council will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.</p>	
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Issues and Options Issue 17

Issues and Options Issue 17 - Protecting and enhancing Thanet's heritage assets and their setting

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP29 - Heritage Assets

Non-Strategic

HE01 - Archaeology

HE02 - Conservation Areas

HE03 - Heritage Assets

HE04 - Historic Parks and Gardens

HE05 - The Historic Environment and Climate Change

Issue 17 – Protecting and enhancing Thanets heritage assets and their setting	Options in interim SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
Designated and locally listed heritage assets and their settings	17a – Support for preservation and enhancement of existing	All options have the same direct and indirect effects on the character and sense of place of	The NPPF states that local plans should set out a positive strategy for the conservation and	

	<p>conservation areas</p> <p>17b – Support for designation of new conservation areas</p> <p>17c – Support for protection and enhancement of listed buildings</p> <p>17d – Support for protection and enhancement of historic parks and gardens</p> <p>17e – Support for protection and enhancement of scheduled ancient monuments</p> <p>17f – Support for protection and enhancement of buildings of local interest and other heritage assets, through development of a local list</p>	<p>settlements, the economy and visitor economy.</p>	<p>enjoyment of the historic environment. Thanet has a rich heritage and can trace its origins to pre-historic activity. Thanet has approximately 2500 listed buildings, 21 conservation areas, 13 scheduled ancient monuments and a richness in archaeological remains. All of the options are considered important and necessary to protect and enhance these assets.</p>	
Protecting assets and criteria based policies	17g – Support for identification and, where appropriate, protection of	Options 17g-k would have the same direct and indirect effect on the character and sense of	The NPPF and NPPG states that local plans should set out a positive strategy for the	17k – Sites will be identified through the forthcoming Heritage Strategy so not

	<p>archaeological heritage</p> <p>17h – Support towards positive action in relation to Heritage Park</p> <p>17i – Criteria based policy for determining applications for buildings which are locally listed</p> <p>17j – Criteria based policy for dealing with renewable energy in the historic environment</p> <p>17k – Site specific policies for significant assets with development potential</p> <p>17l – No specific heritage policies</p>	<p>place of settlements, help support the economy and visitor economy and contribute to character of townscape. Effects of 17l uncertain as it is not clear to what extent the NPPF on its own would protect heritage assets.</p>	<p>conservation and enjoyment of the historic environment, and identify specific opportunities for the conservation and enhancement of heritage assets. Options 17g-j will help facilitate these opportunities.</p>	<p>appropriate for inclusion in planning policy.</p> <p>17l – Although the NPPF provides some policy protection to Heritage Assets, it is not considered sufficient for Thanet considering its rich history and high number of listed buildings</p>
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Issues and Options Issue 18

Issues and Options Issue 18 - How should we plan for community facilities

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Policy SP32 - Community and Utility Infrastructure

Non-Strategic

Policy CM01 - Provision of New Community Facilities

Policy CM02 - Retention of Community Facilities

Policy CM03 - New Primary School, Margate

Policy CM04 - Margate Cemetery Expansion

Policy CM05 - Minster Cemetery Expansion

Issue	Options in SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
18 – How should we plan for community facilities	18a – Policy support for protecting existing community facilities 18b – No specific policy for protecting existing	18a and 18b contribute towards supporting existing facilities and promoting the development of new facilities. The effects of 18b are uncertain as it may or may not be governed by	18a – The NPPF states that planning policies should guard against the unnecessary loss of community facilities and other local services. The consultation raised	18b – There are development pressures to redevelop community facilities for more valuable uses. Without a policy, community facilities, and the space to

	<p>community facilities</p> <p>18c – Policy support for new community facilities to be developed</p> <p>18d – No specific policy for new community facilities to be developed</p>	<p>other factors such as population growth, housing numbers and the needs of the population. Option d would have adverse effects as it would not allow the capacity of facilities to be increased in the long term.</p>	<p>concern that unused, inadequate or poor quality facilities should not be retained. However a criteria based policy to safeguard facilities was considered appropriate as it may not be possible to provide facilities on an alternative site if one is lost.</p> <p>18c – The NPPF states that planning policies should plan positively for the provision and use of shared space, community facilities and other local services. It is considered necessary to include a policy in order to meet the requirements of the NPPF and to enhance the sustainability of the communities and residential environments.</p>	<p>accommodate them, could be permanently lost to communities.</p> <p>18d – Without a policy necessary community facilities may not be delivered</p>
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The following policies and options are currently undergoing the Sustainability Appraisal process:

Policy Name	Draft Policy Wording	Options
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Healthy and Inclusive Communities	<p>The Council will work with relevant organisations, communities and developers to promote, protect and improve the health of Thanet's residents, and reduce health inequalities. Proposals will be supported that:</p> <ul style="list-style-type: none"> 1) Bring forward accessible and new and/or community services and facilities, including new health facilities. 2) Safeguard existing community services and facilities. 3) Safeguard or provide open space, sport and recreation and enabling access to nature. 4) Promote healthier options for transport including cycling and walking. 5) Improve or increase access to a healthy food supply such as allotments, markets and farm shops. 6) Create social interaction and safe environments through mixed uses and the design and layout of development. 7) Create a healthy environment that regulates local climate 	<p>Option 1 – Inclusion of policy to protect and improve the health of Thanet's residents</p> <p>Option 2 – No specific policy</p>
Community Infrastructure	<p>Development will only be permitted when provision is made to ensure delivery of relevant and sufficient community and utility infrastructure. Where appropriate, development will be expected to contribute to the provision of new, improved, upgraded or replacement infrastructure and facilities.</p>	<p>Option 1 – Include strategic policy to ensure delivery of community and utility infrastructure</p> <p>Option 2 – No specific policy</p>
Expansion of Primary and Secondary Schools	<p>The Council will support the expansion of existing and development of new primary and</p>	<p>Option 1 – Include strategic policy to ensure support for the expansion of</p>

	secondary schools in Thanet to meet identified needs and will work with Kent County Council in identifying, allocating and safeguarding land as appropriate.	<p>schools</p> <p>Option 2 – No specific policy</p>
New Primary School, Margate	Land is allocated at the All Saints Avenue, Margate, as shown on Map **, for the development of a new Primary School.	<p>Option 1 – Include allocation for new primary school</p> <p>Option 2 – Do not allocate specific site</p>
Margate Cemetery Expansion	Land is allocated and safeguarded for the expansion of Margate Cemetery and ancillary uses.	<p>Option 1 – include allocation of land for the expansion of the cemetery</p> <p>Option 2 – Do not allocate specific site</p>
Minster Cemetery Expansion	Land should be provided for the expansion of Minster Cemetery and ancillary uses in reconciliation with the allocated housing site adjoining the existing Cemetery.	<p>Option 1 – include allocation of land for the expansion of the cemetery</p> <p>Option 2 – Do not allocate specific site</p>

Transport & Infrastructure

Issues and Options Issue 19

Issues and Options Issue 19 - Enabling an efficient and effective transport system

The policies in the Preferred Options Local Plan as a result of the Issues and Options considerations are as follows:

Strategic

Non-Strategic

Issue	Options in SA	Sustainability Appraisal	Preferred Option and Justification	Why other options have been rejected
Enabling an efficient and effective transport system		<p>How important are the following factors?</p> <ul style="list-style-type: none">Reducing the need to travel (especially by car) to access the facilities we need day to day.Encourage more people to walk, cycle or use	<p>Policy to aim to reduce need to travel and make use of sustainable modes (expected by NPPF)</p> <p>Wherever possible policy to direct development to locations where reliance on private cars is reduced and where transport</p>	Any other approach likely to conflict with NPPF and sustainable development principles.

		<ul style="list-style-type: none"> • public transport • Making better use of High Speed 1 rail link. • Dealing with any “pinch points” in the transport network • Improving through-traffic flows at Westwood and facilitating convenient and safe movement within the area • The level and location of public car parking needed in the town centres • Addressing the deficiencies in the transport system to deal with existing problems or accommodate future growth. 	<p>network is/will be able to cope. (Expected by NPPF and responsive to fact that some network junctions have capacity limitations)</p> <p>Policy to clarify that development will be expected to contribute as appropriate to improvements to local highway network as identified in Transport Strategy.</p> <p>Policy to support implementation of a scheme to relieve potential traffic congestion issues at Westwood (To support continued function of the area as a major destination)</p> <p>Policy to safeguard car parking provision at coastal town centres and seek to rationalise level and disposition of provision at Westwood.</p> <p>(Sufficient car parking is</p>	
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			<p>important to the functions of the town centres).</p> <p>Need to avoid over-provision at Westwood.</p> <p>Policies to encourage developers and service providers to address existing and potential deficiencies. (compatible with government policy in NPPF).</p>	
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The following policies and options are currently undergoing the Sustainability process:

Policy Name	Draft Policy Wording	Options
SP34 Safe and Sustainable Travel	Policy expressing Council's commitment to working with partners to manage travel demand and sustainable modes, and requiring development applications to promote safe and sustainable travel.	<p>Policy considered consistent with NPPF and interim sustainability appraisal objectives.</p> <p>Alternative of no policy would undermine expression of commitment to promoting sustainable travel.</p>
SP35 Accessible location	This policy refers to expected location of development proposals generating a significant number of trips and supports clustering or co-location of services at locations accessible on foot and by public transport.	This policy aims to reduce the need to travel and promotes use of sustainable modes. This is consistent with the NPPF objective to balance the transport system in favour of sustainable transport modes and

		<p>choice about mode of travel.</p> <p>Alternative option of no policy could weaken the Plan's ability to direct development to locations that will assist this objective.</p>
SP36 Transport Infrastructure	This policy requires provision of relevant transport infrastructure	<p>Absence of such a policy may undermine the ability to assess, and require development to secure, the type and level of supporting transport infrastructure required.</p> <p>Alternative of no policy could place a significant and unsustainable burden on existing infrastructure and undermine sustainable development.</p>
SP37 Connectivity	This policy states that the Council will continue to lobby for investments to secure improved rail journey times for CTRL and domestic services between Ramsgate and Ashford	Prospective improvements will improve the attractiveness of the district as a place in which to invest and from which to commute, in turn supporting a more mixed community structure, a wider employment base, more local spending and potential job creation. Alternative option of no policy could imply lack of support for these investments.
SP38 Strategic Road Network	This policy expresses a commitment to work with neighbouring districts to assess the impact of planned growth and movement upon particular junctions on the strategic road network.	This policy reflects the need for the Highways Agency to assess the impacts of local development on the Strategic Road Network in order to assess what investment may be needed to maintain appropriate

		<p>capacity.</p> <p>Alternative option of not expressing and following such commitment could lead to uncertainty about deliverability of development in terms of transport infrastructure capacity.</p>
SP39 New Rail Station	<p>Policy supporting development (and safeguarding the proposed site) of a new railway station suitably located west of Ramsgate subject to criteria regarding vehicular access, suitable level of car parking, integration with wider public transport services, mitigation of noise impacts, compatibility with landscape character and location to minimise loss of best and most versatile agricultural land.</p>	<p>This project which is being led by the County Council is expected to generate social and economic benefits for, and beyond, the district. The policy expresses support for the project and safeguards the proposed site from alternative development.</p> <p>Alternative option of no policy could signify lack of support for the project and undermine feasibility of its delivery.</p>

Policy Name	Draft Policy Wording	Options
TP01 Transport Assessments and Travel Plans	<p>Policy setting requirement (where appropriate) for development proposals to provide Transport Assessments and Travel Plans.</p>	<p>Policy reflects NPPF and is considered helpful reference to clarify expectation.</p> <p>Alternative of no policy could erode</p>

		awareness of this requirement.
TPO2 Walking	<p>Policy setting expectation that new development should be designed to facilitate safe and convenient pedestrian movement, and encouraging proposals to provide and enhance safe and convenient walking routes.</p>	<p>Policy considered appropriate as promoting sustainable travel modes consistent with NPPF.</p> <p>Alternative of no policy might undermine ability to effectively incorporate these considerations in dealing with development proposals.</p>
TPO3 Cycling	<p>Policy</p> <ul style="list-style-type: none"> -expressing commitment to seeking earliest possible provision of a network of cycle routes, safeguarding existing/proposed routes, -setting expectation that new development considers cyclist safety - setting requirements for cycle parking and facilities 	<p>Policy considered appropriate as promoting sustainable travel modes consistent with NPPF.</p> <p>Alternative of no policy might undermine ability to effectively incorporate these considerations in dealing with development proposals.</p>
TPO4 Public Transport	<p>Policy setting expectation for new development to take account of the need to facilitate use of public transport and supporting proposals to provide certain facilities to facilitate such travel.</p>	<p>Policy considered appropriate as promoting sustainable travel modes consistent with NPPF.</p> <p>Alternative of no policy might undermine ability to effectively incorporate/support these considerations in dealing with development proposals.</p>
TP05 Coach parking	Policy safeguarding specific existing	Policy considered appropriate in order

	and potential sites for coach parking.	<p>to safeguard and augment coach parking facilities to support Thanet's visitor economy.</p> <p>Alternative of no policy could result in existing and proposed coach parking areas being lost to alternative development.</p>
TPO6 Car parking.	Policy providing guidance on the level of car parking expected in new developments, including exceptions/ and continued relaxation within defined town centre areas.	<p>Policy considered consistent with and appropriate in light of NPPF. Continued relaxation in town centre areas considered appropriate in order that development in sustainable locations is not precluded due to lack of space for parking provision.</p> <p>Alternative of no policy would result in lack of certainty by developers as what level of parking may be appropriate in particular locations and circumstances.</p>
TPO7 Town centre and public car parks	Policy safeguarding town centre car parking	<p>Policy considered appropriate in order to retain a sufficient quantity of suitably located town centre car parking in support of their function and vitality consistent with the NPPF.</p> <p>Alternative of no policy could lead to proposals eroding sufficient and suitably located provision.</p>

Policy Name	Draft Policy Wording	Options
TP08 Freight and Service Delivery	Policy stating new development proposals will be expected to demonstrate adequate off-street servicing.	Policy considered appropriate to safeguard movement of goods and people and accommodate efficient delivery of goods in accordance with the NPPF. Alternative of no policy could result in conflict with safe and convenient movement in the vicinity.
TP09 Car parking at Westwood	Policy retaining expectation for development proposals to demonstrate measures to encourage element of customers to arrive by non car modes of travel, a corresponding reduction in parking provision below general guidelines, and to consider proposals that may generate parking in light of compatibility with the Westwood Relief Scheme.	Policy considered appropriate as Westwood area is characterised by a significant level of traffic movement, exacerbated by movement between different car parks in the vicinity around the intersection of two main roads. Alternative option of no policy could result in additional visits by private cars and increased movement between car parks undermining convenient and safe movement by other modes.
TP10 Traffic management	Policy supporting development required to implement traffic management measures designed to realise best use of the highway network in terms of safety, traffic capacity and environmental conditions.	Policy considered appropriate expression of support and consistent with the the NPPF reference to creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. Alternative of no policy could imply lack of support.