



Date: 28 November 2016
Our ref: Cabinet/Agenda
Ask For: Charles Hungwe
Direct Dial: (01843) 577186
Email: charles.hungwe@thanet.gov.uk

CABINET

8 DECEMBER 2016

A meeting of the Cabinet will be held at **7.00 pm on Thursday, 8 December 2016** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

Councillor Wells (Chairman); Councillors: L Fairbrass, Brimm, Crow-Brown, Stummer-Schmertzing and Townend

AGENDA

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest form attached at the back of this agenda. If a Member declares an interest, they should complete that form and hand it to the officer clerking the meeting and then take the prescribed course of action.

3. **MINUTES OF PREVIOUS MEETING** (Pages 1 - 6)

To approve the summary of recommendations and decisions of the Cabinet meeting held on 17 November 2016, copy attached.

4. **CORPORATE PERFORMANCE REPORT QUARTER 2 2016-17** (Pages 7 - 46)

5. **PETITION TO CHANGE THE NO.9 BUS ROUTE** (Pages 47 - 50)

6. **PETITION REGARDING CONDEMNATION OF RACISM, XENOPHOBIA AND HATE CRIMES ACROSS THANET** (Pages 51 - 54)

7. **THANET LOCAL PLAN - CONSULTATION** (Pages 55 - 702)

Declaration of Interest form - back of agenda

Item
No

Subject



Please scan this barcode for an electronic copy of this agenda

CABINET

Minutes of the meeting held on 17 November 2016 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Christopher T Wells (Chairman); Councillors L Fairbrass, Brimm, Crow-Brown, Stummer-Schmertzing and Townend

In Attendance: Councillors: Bayford, Game, I Gregory, K Gregory, Savage, Matterface, Ashbee, Campbell, Constantine, J Fairbrass, Partington, Rusiecki, D Saunders, M Saunders and Tomlinson

374. APOLOGIES FOR ABSENCE

There were no apologies received at the meeting.

375. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

376. MINUTES OF PREVIOUS MEETING

Councillor L. Fairbrass proposed, Councillor Brimm seconded and Cabinet agreed the minutes as a correct record of the meeting held on 20 October 2016.

377. COMBINED SAFEGUARDING POLICY

Cabinet re-affirmed its commitment to ensuring the safeguarding of the districts most vulnerable residents by adopting safeguarding policy that reflected the broader responsibilities that included safeguarding against domestic abuse, exploitation, radicalisation, forced marriage, trafficking and modern slavery.

Cabinet further acknowledged the contributions made by the Overview & Scrutiny Panel who considered the proposed policy at their October meeting and came up with some suggestions that Cabinet had taken on board. A further suggestion that grooming of victims of abuse ought to be included in the summary list of signs of abuse was agreed by Cabinet.

The following Members spoke under Council Procedure Rule 20.1:

Councillor Bayford;
Councillor Game;
Councillor Campbell.

Councillor L. Fairbrass proposed, Councillor Brimm seconded and Cabinet agreed the adoption of the Safeguarding Policy.

378. FULFILLING THANET'S GROWTH AND DEVELOPMENT OPPORTUNITIES

Cabinet proposed the adoption of the economic growth strategy as part of the Council's commitment to supporting inward investment, job creation and increasing prosperity for residents through economic growth. Wide ranging consultation with key stakeholders had been undertaken by Council and received support for the proposed initiatives. The Overview & Scrutiny Panel recommended the draft strategy to Cabinet and also proposed some amendments which Cabinet had taken note of.

The following Members spoke under Council Procedure 20.1:

Councillor Bayford;
Councillor Savage;
Councillor Campbell.

Councillor Stummer-Schmertzling proposed, Councillor Crow-Brown seconded Cabinet agreed to adopt the Economic Growth Strategy.

379. BUDGET MONITORING REPORT NO 2 2016-17

Members considered the budget monitoring position in respect of the 2016-17 General Fund budget and the Housing Revenue Account, both capital and revenue. The meeting was advised that the overall General Fund revenue position was to break even, although there were some pressures, which needed to be managed.

Councillor I. Gregory spoke under Council Procedure Rule 20.1.

Councillor Townend proposed, Councillor Stummer-Schmertzling seconded and Members agreed the following that Cabinet:

1. Notes the forecast position for 2016-17 for the General Fund;
2. Notes the current Housing Revenue Account position;
3. Notes the shortfall in capital receipts of £799k and agree that in order to achieve a balanced budget it will be necessary for officers to undertake a review of the existing programme and either remove projects or re-profile the programme or adjust funding;
4. Notes the General Fund and Housing Revenue Account Capital Programmes and agree the budget changes detailed as per Annex 1 and Annex 3 (to the Cabinet report) for the General Fund capital and HRA;
5. Notes the disposal of the SOS trailer for £5,500 plus VAT.

380. BUDGET STRATEGY 2017/18

Cabinet debated the draft budget strategy for the General Fund, Housing Revenue Account and Capital budgets for the financial year 2017-18. They also considered the financial assumptions for the medium term and fees & charges policy.

Members agreed that it was worth noting that the financial context when considering the 2017-18 budget was extremely challenging. Therefore the proposed budget strategy anticipated reductions in external funding, although the council would not have an indication of government funding until December 2016.

Despite this challenging financial environment, it was Cabinet's intention to direct the limited resources at the Council's disposal, towards delivering corporate priorities.

Councillor I. Gregory spoke under Council Procedure Rule 20.1.

Councillor Townend proposed, Councillor Brimm seconded and Cabinet approved the Budget Strategy and noted the draft General Fund and HRA capital programmes.

381. FEES AND CHARGES 2017/18

Cabinet discussed proposed fees and charges to be recommended to Council for 2017/18. Members were aware that these proposals were being considered in a difficult environment and agreed that any proposed increases would be proportionate to the scale of the overall budget challenges and competing service requirements.

Members were asked to note the following amendments; that on page 155 of the agenda pack, the charge for commercial events “build and de-rig” should be 75%, not 50% as printed.

The following Members spoke under Council Procedure Rule 20.1:

Councillor I. Gregory;
Councillor K. Gregory;
Councillor Campbell;

Councillor Townend proposed, Councillor Crow-Brown seconded and Cabinet agreed to recommend the Fees and Charges listed in Annex 1 (to the report) to Council for final approval.

382. COUNCIL TAX REDUCTION SCHEME 2017-18

The meeting was informed of the need to adopt a new Council Tax Support Scheme for the district to replace the one that had been in place since 2013. The funding gap for the scheme had continued to grow due to funding cuts by government. Members agreed that the proposals being put forward were not a very difficult choice.

The recommendations that were put forward had been extensively researched and consulted upon, and were arrived at after careful examination of the evidence. Whilst trying to make the scheme less costly, it was worth noting that the scheme would still be subsidised. Cabinet also proposed in addition, a hardship scheme to assist those most adversely affected by the suggested changes.

The following Members spoke under Council Procedure Rule 20.1:

Councillor Constantine;
Councillor Campbell;
Councillor Game.

Councillor Townend proposed, Councillor Brimm seconded and Cabinet agreed to forward the following recommendations to Full Council that:

1. The existing scheme is modified to reduce the level of expenditure within the scheme by £875k (of which Thanet’s reduction would be £119k) and maintain alignment with the Housing Benefit rules whilst protecting the principles of the original scheme relating to protecting the most vulnerable where possible.
2. The current minimum contribution towards their Council Tax made by recipients of Council Tax Support is increased from 5.5% to 10.0%;
3. The maximum savings that a customer can have and still claim Council Tax Support is reduced from £16,000 to £6,000;
4. A minimum income is used within the calculation for Self Employed Customers after 12 months of self-employment;

5. The maximum level of Council Tax support is restricted to the equivalent of a Band D property charge;
6. Only the first two children in a family will be included in the calculation for children born after April 2017 (some exceptions will apply for adoptions and multiple births);
7. The Family Premium is not included in the calculation of Council Tax Support for all new working age customers;
8. The period for which a late claim can be backdated is reduced to one month;
9. The period for which a customer can be absent from Great Britain and still claim Council Tax Support is reduced to 4 weeks (with some exclusions for certain occupations);
10. The element of the work-related component of Employment and Support Allowance is not included in the Council Tax Support Calculation;
11. TDC works towards an exceptional hardship scheme that will be introduced from April 2017 in order to provide a safety net for customers experiencing extreme difficulty paying their Council Tax;

And Members further agreed:

12. To note the equalities impact as detailed in Annex 1 to the Cabinet report.

383. POLICY TO COVER THE USE OF ELECTRONIC TABLETS BY COUNCILLORS

The meeting was advised of the need to adopt a policy to cover the use of electronic tablets by Councillors. The policy specified expectations regarding the return of tablets when Councillors cease office, the use of Email and the process regarding replacement of broken or stolen tablets. It was important to note that this policy complemented the suite of ICT policies, currently in operation in the Council.

Members were reminded that the Local Government (Electronic Communications) (England) Order 2015 allowed the Council to issue electronic copies of meeting summonses, subject to written consent from each Councillor. This therefore means that once agreed by Cabinet and in order to facilitate this transition, Councillors would be asked to agree to receive meeting summonses electronically as part of this Policy. Such an agreement would mark a significant step towards a paperless environment for Councillors.

Councillor K. Gregory and Councillor Game spoke under Council Procedure Rule 20.1.

Councillor Crow-Brown proposed, Councillor Stummer-Schmertzling seconded and Cabinet approved the Councillor Electronic Tablet Usage Policy.

384. ASSET DISPOSALS

Cabinet considered a follow up report to the one that was brought before Members on 27 September 2016. They received feedback comments from the public consultation that Cabinet had commissioned. Of particular interest from the public comments was the issue regarding the agricultural land which many believe formed valuable 'green wedges' between settlements. The public response indicated high value that residents attribute to the concept of maintaining these green wedges.

Cabinet had been encouraged at the prospects of some sites possibly being transferred to Town Councils or community groups through the community asset transfer process.

This would ensure that the public uses could continue and be expanded for the benefit of the public at no cost to the council.

The following Members spoke under Council Procedure Rule 20.1:

Councillor Matterface;
Councillor Bayford;
Councillor Game;
Councillor Partington.

Councillor Townend proposed, Councillor Stummer-Schmertzling seconded and Members agreed:

1. The disposal of the assets listed in Annex 1 (to the report), with sale proceeds being used to fund the asset management plan and capital programme;
2. The removal of the assets listed in Annex 2 (to the report) from the disposals list for 2016/17.

Meeting concluded: 8.25 pm

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Corporate Performance Report Quarter 2 2016-17

Cabinet **08 December 2016**

Report Author **Tim Willis, Director of Corporate Resources**

Portfolio Holder **Cllr Crow-Brown, Cabinet Member for Corporate Governance**

Status **Information**

Classification: **Unrestricted**

Key Decision **No**

Ward: **All Wards**

Executive Summary:
 This report presents the Corporate Performance Report for the period April 2016 to September 2016 – setting out the performance of the Council against the Corporate Plan.

Recommendation(s):
 To note the Council’s Performance.

CORPORATE IMPLICATIONS

Financial and Value for Money	All activities listed have been planned within the Council’s agreed budget. Remedial actions will usually be carried out within existing budgets, where this is not possible funding proposals will be taken through the appropriate channels in keeping with the Council’s established financial controls.								
Legal	There are no specific legal implications directly arising from this report.								
Corporate	This is the monitoring report against the Corporate Priorities as agreed at Council on 15 October 2015 and details the performance against the targets set.								
Equalities Act 2010 & Public Sector Equality Duty	<p>Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.</p> <p>Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.</p> <table border="1" style="width: 100%;"> <tr> <td colspan="2">Please indicate which aim is relevant to the report.</td> </tr> <tr> <td>Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,</td> <td></td> </tr> <tr> <td>Advance equality of opportunity between people who share a protected characteristic and people who do not share it</td> <td align="center">X</td> </tr> <tr> <td>Foster good relations between people who share a protected characteristic and people who do not share it.</td> <td></td> </tr> </table>	Please indicate which aim is relevant to the report.		Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,		Advance equality of opportunity between people who share a protected characteristic and people who do not share it	X	Foster good relations between people who share a protected characteristic and people who do not share it.	
Please indicate which aim is relevant to the report.									
Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,									
Advance equality of opportunity between people who share a protected characteristic and people who do not share it	X								
Foster good relations between people who share a protected characteristic and people who do not share it.									

	<p>The report looks to monitor the performance of the Council across all the residents within the District.</p> <p>An Equalities Impact Assessment has been undertaken and there is no reason to state at this time that the content of the Corporate Priorities will negatively impact on any groups with protected characteristics. The priorities focus on improving the quality of life in Thanet for all. Opportunities to further the aims of the Duty will be investigated during equality impact analysis of individual projects, plans and strategies arising from the priorities.</p>
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CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	✓
Promoting inward investment and job creation	✓
Supporting neighbourhoods	✓

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	✓
Supporting the Workforce	✓
Promoting open communications	✓

1.0 Introduction and Background

- 1.1 The Council's Corporate Plan (CP) 2015-2019 was approved by Council on 15 October 2015. It sets out three key priorities the Council will focus on over the next four years with three corporate values that identify the way the council will work in order to deliver its priorities.
- 1.2 The annex attached outlines the key achievements to date, trend information on Key Performance Indicators and contextual information to ascertain the progress of the District.

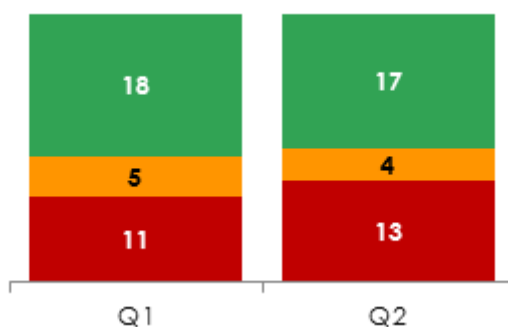
2.0 Current Performance

- 2.1 The information attached outlines the Council's performance for the quarter ended 30 September 2016. The following table summarises performance against targets:

Summary of RAG rating

Section of Report	R	A	G
Clean and Welcoming Environment	4	1	3
Supporting Neighbourhoods	4		2
Promoting Inward Investment and Job Creation	1	1	2
Statistical Information	3		
Partner Performance	1	2	10
Total	13	4	17

- 2.2 The following chart summarises the change in performance against targets from quarter to quarter:



2.3 The movement in performance between the two quarters is as follows:

Performance indicator trend - positive	Q1	Q2
% streets with graffiti below acceptable levels (NI195c) (rolling 12 months)	R	G
Minor planning applications determined within 8 weeks or agreed timescale (NI157b) (rolling 12 months)	R	A
Council Housing stock average re-let time in days (all stock including major works)	R	G
% Council Tax collected	A	G

Performance indicator trend - negative	Q1	Q2
% of Environmental Health service requests responded to in the service standard response time (LI369) (rolling 12 months)	G	A
Average number of days taken to resolve ASB cases (LI461) (rolling 12 months)	A	R
Number of dwellings where action taken to improve living conditions (category 1 and 2 hazards) (LI543)	A	R
Average number of days in temporary accommodation (rolling 12 months)	G	R
Freedom of Information Response Rate within 20 days (rolling 12 months)	A	R
Percentage of Housing Revenue Account (HRA) capital programme spent	G	R
Current (HRA) tenant arrears as a percentage of the projected annual rental income	G	A

3.0 Options

- 3.1 Cabinet to note the content of this report.
- 3.2 Cabinet to note the content of this report and to make any recommendations

4.0 Actions from Q1 Report

- 4.1 The Corporate Performance Review Working Party requested due dates for Key Focus actions. This data had not been previously captured but the council has taken on this recommendation and will included within the refresh of service plans in quarter 3 that all key focuses have a due date. The intention is that once service plans are agreed that key focuses will be incorporated.

Contact Officer:	Nicola Walker, Technical Finance Manager
Reporting to:	Tim Willis, Director of Corporate Resources

Annex List

Annex 1	Corporate Performance Report Quarter 2 2016-17
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Background Papers

Title	Details of where to access copy
Corporate Priorities 2015-2019	http://tdc-mgapp-01:9070/ieListDocuments.aspx?CId=141&MId=4084&Ver=4
Corporate Priorities 2015-2019, Equalities Impact Assessment	Email: Carol.cook@thanet.gov.uk

Corporate Consultation

Finance	Nicola Walker, Technical Finance Manager
Legal	Ciara Feeney, Head of Legal Services

Annex 1

Corporate Priorities 2015 to 2019



These corporate priorities identify the areas the council will focus on over the next four years

Update from the Chief Executive

The first phase of the website refresh project is now underway. An independent review of the council's current thanet.gov site is being carried out to develop a blueprint for a brand new website which aims to dramatically improve our online communications. This review will include online surveys with the public and our staff to gather feedback on the current site, alongside user testing with customers and detailed analysis of our web analytics. A project board has been established to monitor progress and the first phase of the project is on track to complete by December. The second phase, which will involve the development work to build our new corporate website, will take place in the new year.

Over the next six months, we will be reviewing how the whole street scene service is delivered. The review will also consider the recent EK Audit Partnership findings. In the meantime, we have already introduced more stringent street scene inspections with the results being used to focus the cleansing resources. A new three year Environmental Enforcement contract has been awarded to Kingdom and officers will be working with Kingdom through an intelligence led approach, to concentrate on the litter hot spots in the District.

We are undertaking a fundamental review of complaints that seeks to utilise digital solutions and reduce the number of stages involved in receiving a complaint and responding to it. Thanet is also liaising with East Kent Services and neighbouring districts to explore solutions that could work for all partners.

A Clean and Welcoming Environment



We want to encourage pride in our district by keeping Thanet clean. We are determined frontline services get it right.

This will involve us:

- Continuing to improve waste and recycling services, reducing waste and increasing recycling.
- Keeping streets, parks and open spaces clean for residents and visitors.
- Maintaining zero tolerance to encourage positive behaviour to help improve our environment.

How we will measure success:

- Residents and visitors will see cleaner streets and improved parks and open spaces.
- Reduction in waste sent to landfill.
- Increased recycling levels.
- People find it easy to dispose of their waste and know how to dispose of their waste responsibly.
- Public awareness raised of the problems of littering and dog fouling on our streets, through increased work with local communities, volunteer groups and residents.
- Town and Parish councils engaged with pooling resources to improve local delivery of services.

How we will do this:

- Monitor key performance measures on a regular basis.
- Complete projects and communicate the highlights, challenges, areas to focus on and actions required.

HIGHLIGHTS & KEY FOCUS - A Clean and Welcoming Environment

Highlights

2016

September

- September Littering Prosecutions
- Environmental Enforcement Contract awarded

August

- The Great British Beach Clean returns!
- Thanet District Council joins the #2minutebeachclean movement
- Local school children design new anti-litter mascots for Thanet!

July

- Seaweed and their Secrets
- Littering prosecutions at Canterbury Magistrates' Court
- Thanet District Council, Southern Water and the Environment Agency working together in Viking Bay
- Summer 'Seashore Safaris' along the Thanet Coast
- Triple figure fine for Ramsgate fly-tipper

Jun

- Ramsgate woman to pay £700 for fly-tipping in alley
- Thanet's beauty unveils in London

May

- Further fines for fly-tippers
- Thanet receives ten awards for its stunning sandy beaches!
- The Thanet Coast Project hosts 'Seaweed and their Secrets'
- War against dog waste
- Wildlife walks in Thanet

Apr

- Council crack-down on Fly-tippers

Mar

- Easter Eggcase Hunts!
- Thanet groups take part in national clean-up event

Feb

- Doggie Pit Stop events to be held in Ramsgate
- Thanet Council calls for volunteers to participate in anti-litter campaign
- Thanet District Council introduces new equipment for upcoming season
- WANTED: Budding scientists to capture our coast

Jan

- Bin it for Good anti-litter campaign celebrates success
- Lancashire recycling company prosecuted for unauthorised unit in Broadstairs car park

2015

Dec

- Dates for your diary - holiday opening times and waste and recycling collections
- Silver for Thanet Visitor Information Service at the Beautiful South Tourism Awards 2015!

Nov

- Council FIDO machine gets spotted!
- Recycle Now!

Oct

- Porchlight to benefit from Margate's 'Bin it for Good' anti-litter campaign

Key Focus

Refuse Collection

- Improve the efficiency and standards of the refuse collection service.
- Develop innovative recycling and waste solutions within high density urban areas.

Recycling

- Explore all opportunities to increase participation.
- Implement robust measures to reduce contamination of dry recyclates.
- Increase the proportion of recycling to waste to meet both regional and national targets.
- Develop educational programmes for schools.
- Meeting the Environment Agency 'Technically Environmentally and Economically Practicable' (TEEP) Test in relation to the quality of recyclate collected.

Street Cleaning

- Explore opportunities to innovate and improve street cleansing.

Civil Enforcement (Parking)

- Strategic review of parking provision.

Street Scene Enforcement

- Implementation of CCTV system upgrade.
- Review of the effectiveness of Cleansweep / Streetweek with recommendation for improvement.
- Update street scene enforcement protocols to support effective prioritisation of action.

Open Spaces Coast & Minor Works

- Develop, with partners and stakeholders a green space strategy.
- Continue to work with local residents/ community groups and other agencies to assist with improving the quality and maintenance of facilities and features within public open spaces.
- Target the educational messages in areas where there is a recurrence of environmental damage and risk to local habitats and wildlife.
- Consider the wider use of low maintenance shrubs, as well as the use of weed suppression to reduce the use of weed killer.

Technical Services

- Investment in maintenance and improvement of flood and coastal erosion defences including promenades.

Built Environment

- Manage complaints using updated Enforcement Protocol. Ensure compliance of development with planning permissions in respect of Section 106 contributions.
- Preparation of Conservation Area Appraisals for existing conservation areas. Adoption of further conservations areas. Adoption of management plans for conservation areas and prioritise actions as resources.
- Preparation of Heritage Strategy

Supporting Neighbourhoods



We will work with partner agencies through the Thanet Health and Wellbeing Board to support people to make better lifestyle choices and operationally through our range of services provided directly to residents.

This will involve us:

- Continuing our commitment to work with the public, private, voluntary and community sector to ensure the best outcomes for Thanet.
- Ensuring local residents have access to good quality housing, which meets people's changing needs and aspirations that is safe and affordable.
- Continuing to work with partners to improve community safety.
- Proactively enabling a collaborative partnership to reduce health inequalities.

How we will measure success:

- Co-ordinated partnership approach to the delivery of projects within the Thanet Community Safety Plan.
- Reduction in the number of empty properties in the district.
- Completion of the council's Housing Intervention Programmes.
- Local communities supported to help resolve local issues.
- High quality, cost effective landlord service, which invests in the council's homes.

How we will do this:

- Monitor key performance measures on a regular basis.
- Complete projects and communicate the highlights, challenges, areas to focus on and actions required

HIGHLIGHTS & KEY FOCUS

Highlights

2016

September

- Dane Valley Arms
- Team GB Hockey Gold Medallist hosts the Thanet Sports Awards 2016
- Thanet Community Safety Partnership – Harbour Street, Ramsgate Operation.

August

- The Thanet Sports Awards 2016 – nominations now open!
- National Charity Partnership to headline sponsor Margate Masters National Beach Volleyball Finals 2016

June

- Thanet District Council cracks down on rogue landlords
- Thanet Landlords' Event – 29 June 2016

May

- Fine for Margate shop owner selling alcohol without licence
- Thanet Crematorium to host Public Open Day to mark 50th year

April

- Action to tackle anti-social behaviour in Thanet
- It's playtime as Cliffsend's new community play area opens
- Summer is coming! Lifeguards prepare for busy seafront in run-up to warmer months

March

- Update on Homeless issue at Marine Drive, Margate

January

- Council receives £90k to tackle rogue landlords
- Selective Licensing Scheme in Margate Extended
- Thanet Community Safety Partnership consultation 2016

2015

December

- Awards for Outstanding Contribution to Community Safety presented at Thanet Community Safety Partnership Conference 2015

November

- Guest speakers for the 2015 Thanet Sports Awards are announced!
- Margate man convicted and Fined for breaching abatement notice

Key Focus

Safer Neighbourhood Service

- Deliver the annual Community Safety Plan.
- Delivery of sport and active recreation strategy and maximising external funding income.
- Review events provision and policy.
- Develop a community development framework.
- Implement the Legislative changes to taxi/private hire licensing.
- Facilitate Internal Audits of public health funerals, licensing, land charges, community safety, pollution, sports, food and health and safety.

Housing Services

- Deliver the Margate Intervention Programme and work with Partners to co-ordinate the Live Margate project.
- Review and implement the East Kent Homelessness Strategy.
- Develop a new Empty Homes Strategy.
- Implement the proposed new selective licensing designation in Cliftonville West and Margate Central.
- To increase or improve the Council's housing stock through new build and bringing empty properties back into use.

Promoting Inward Investment and Job Creation



Our vision is to accelerate growth and achieve greater economic prosperity for our district. We will seek opportunities for inward investment, high quality job creation and work with partners to ensure we have the right skills, infrastructure and plans in place.

This will involve us:

- Actively seeking inward investment, exploring the potential for using Enterprise Zones; encouraging new and existing businesses which support growth in the local and visitor economy.
- Working with partners to make the most of the buildings and land we own. Maximising commercial opportunities for key assets.
- Writing a Local Plan which sets planning strategies and policies that support growth of the economy.
- Working with education and training providers to develop the skills agenda for the benefit of residents and local businesses.

How we will measure success:

- The council has managed its property portfolio effectively to support its priorities.
- Finalised and implemented Local Plan.
- Local employer's needs matched with further and higher education.
- Growth in existing and new business in the district increasing the employment choice.

How we will do this:

- Monitor key performance measures on a regular basis.
- Complete projects and communicate the highlights, challenges, areas to focus on and actions required

HIGHLIGHTS & KEY FOCUS

Highlights

2016

September

- Thanet District Council wins £33,000 for Museum Cataloguing Project

August

- Heritage Open Days in Thanet
- Dreamland Phase 2: Local contractor Coombs appointed to undertake iconic Dreamland restoration
- SEAS Photography 'Beyond the View' temporary exhibition opening at the Droit House in Margate

July

- Manston Airport - Change of use application

June

- A big thank you to our Thanet Visitor Information Volunteers!

May

- £4.5 m scheme to redevelop Royal Pavilion building in Ramsgate step closer!
- 2nd phase of Dreamland underway – call out for contractors

April

- Calling all landlords
- Margate Masters to host the National Beach Volleyball Finals for fourth successive year

March

- Thanet District Council introduces £20,000 fund for Cliftonville community projects
- Thanet wins Visitor Information Provider of the year!

February

- Thanet District Council assists BBC programme set in Margate

January

- First car transporter ship at Port of Ramsgate
- Thanet receptionist recognised in national Tourism Superstar shortlist

2015

December

- LEADER programme funding available for rural Thanet businesses and communities

November

- Broadstairs stars in Lady in the Van
- Recognising Thanet's Sporting Stars

October

- Activity at the Port of Ramsgate is set to increase

Key Focus

Public Conveniences

- Complete a comprehensive condition report for the 32 public conveniences currently provided by the Council.

Crematorium & Cemeteries

- Deliver the crematorium office extension project.
- Implement a programme of memorial inspection and maintenance across cemeteries and closed church yards.

Maritime Operations

- Actively work to increase the port's visibility within the sector.
- Continue working to attract and retain new roll-on/roll-off (RoRo) services and port related business to Port of Ramsgate.
- Maintain engagement with the offshore renewable sector to benefit the district through job creation associated with the emerging blue energy sector, as well as the existing wind renewables and their supply chain.
- To work towards achieving 5 stars in the Gold Anchor scheme.

Technical Services

- Widen the scope of routine engineering inspections on the coastline to include more assets to reduce risk in public areas and better inform planned maintenance.
- Invest in port/harbour infrastructure to maintain quality of customer offering in Royal Harbour and commercial opportunity at the Port.

Economic Development & Asset Management

- Refresh the Council's approach to asset management and develop a new Asset Management Plan.
- Improve support for businesses wishing to start up, expand or move into the area and develop databases to support marketing and other campaigns.
- Review the Economic Growth and Regeneration Strategy and Action Plan.
- Support East Kent Opportunities to accelerate delivery to strategically important sites.

Delivering Value for Money



This will involve us:

- Transforming and targeting resources to deliver the right services, in the right way, to improve customer experience; whether delivered directly, in partnership or commissioned externally.
- Ensuring that we operate in an open, honest and accountable manner - expecting the same standards of partners and stakeholders.
- Delivering services in the most cost effective and efficient way.
- Ensuring we achieve a stable and sustainable budget, capable of withstanding economic pressures.

How we will measure success:

- Council achieves a balanced, sustainable budget.
- Services commissioned and designed to meet customer needs.
- Opportunities explored for further shared work with partners and agencies to make better use of public funds to achieve positive outcome for residents.
- The delivery of efficiency reviews to help deliver the Medium Term Financial Strategy.

How we will do this:

- Monitor budgets and key performance measures on a regular basis.
- Complete projects and communicate the highlights, challenges, areas to focus on and actions required.

HIGHLIGHTS & KEY FOCUS

Highlights

2016

September

- External Auditor confirms a clean, unqualified opinion on the 2015-16 Final Accounts

July

- East Kent councils consider closer working

January

- Cabinet approved 2016-17 Budget

February

- Council approved 2016-17 Budget and Council Tax

Key Focus

Financial Services

- Deliver a balanced budget for 2016-2020.
- Produce the 2015-16 Financial Statements on time, with an unqualified audit opinion.
- Ensure the HRA and other strategic Business Plans are on a sound financial basis.
- Implement improvements to the General Ledger, supplier payments and income processes.
- Deliver the agreed 2016-2020 procurement programme.
- Deliver the savings identified in the Medium Term Financial Strategy.

Democratic Services

- Deliver the Police and Crime Commissioner Election in 2016, Kent County Council election in 2017, European, District and Parish Council elections in 2019 and Parliamentary and Police and Crime Commissioner Elections in 2020.
- Undertake the EU referendum which is expected to take place before the end of 2017.
- Develop a timetable for undertaking a review of electoral arrangements within the District (a periodic electoral review) and implement the Kent Electoral Division Review once finalised.
- Polling Places and Polling District Review.
- Review the Standards Process.

Policy & Business Planning

- Review of Performance Indicators across the organisation and their monitoring.

Housing

- Improve the governance and working arrangements with East Kent Housing to ensure the efficient delivery of a high quality, cost effective service to residents.

Refuse Collection

- Obtain maximum benefit from procurement programmes to reduce capital outlay in fleet (and other) purchasing.
- Optimise the waste collection rounds to realise efficiencies.

Council Assets

- Undertake a fundamental review of all assets.

Civil Enforcement (parking)

- Review of parking strategy and fee income methodology.
- Examine investment in solar pay and display machines across the district.
- A bid has been placed for government funding to upgrade the current lighting to LED tubes at both multi-storey car parks.

Open Spaces Coast & Minor Works

- Establish an up to date schedule of works for Grounds Maintenance. Re-measure and categorise all maintenance areas i.e. grass cutting, shrub beds, hedges etc
- Complete a value for money service review and work with all key stakeholders including Leisure, Housing, Parks and Foreshores in establishing ambitious credible Service Level Agreements.

Supporting the Workforce



This will involve us:

- Recruiting and retaining skilled, committed and motivated people.
- Setting high performance standards and actively supporting staff to reach them.
- Being a forward thinking, innovative employer, encouraging new ways of working.
- Encouraging staff to propose new ideas.
- Treating our customers fairly and professionally in the delivery of good quality customer service.

How we will measure success:

- A skilled and committed workforce is maintained.
- High quality customer services delivered throughout the council.
- A programme of staff development and training delivered.
- Effective appraisal process which supports and recognises staff performance.
- The council is recognised for the services its staff deliver.

How we will do this:

- Monitor key performance measures on a regular basis.
- Complete projects and communicate the highlights, challenges, areas to focus on and actions required

HIGHLIGHTS & KEY FOCUS

Highlights

2016

April

- Thanet District Council commended in Peer Review follow-up for significant progress

Key Focus

Democratic Services

- Gaining the South East Employers Charter for Elected Member Development.
- Developing the new Member Support Role.
- Inducting Councillors following the May 2019 District election.

Policy & Business Planning

- Annual review of the Business Continuity Plan.
- Agreeing and monitoring and prioritising of the ICT Work plan.
- Review of In-phase performance management system.

Safer Neighbourhoods Service

- Review of professional recruitment across the service.
- Review of health and safety at work provision.
- Transition of land charges from Local Authority to Land Registry.

Civil Enforcement (parking)

- Investigating new handheld technology equipment for the Civil Enforcement Officers.
- Investigating a live tracking system providing back office data to support the quality of service provision and the safety of the Civil Enforcement Officers.

Open Spaces Coast Minor Works

- Create a management structure which is fit for purpose.
- Continue to address matters of health and safety/occupational health. Ensure appropriate training is available to all levels of management and supervision in health and safety.

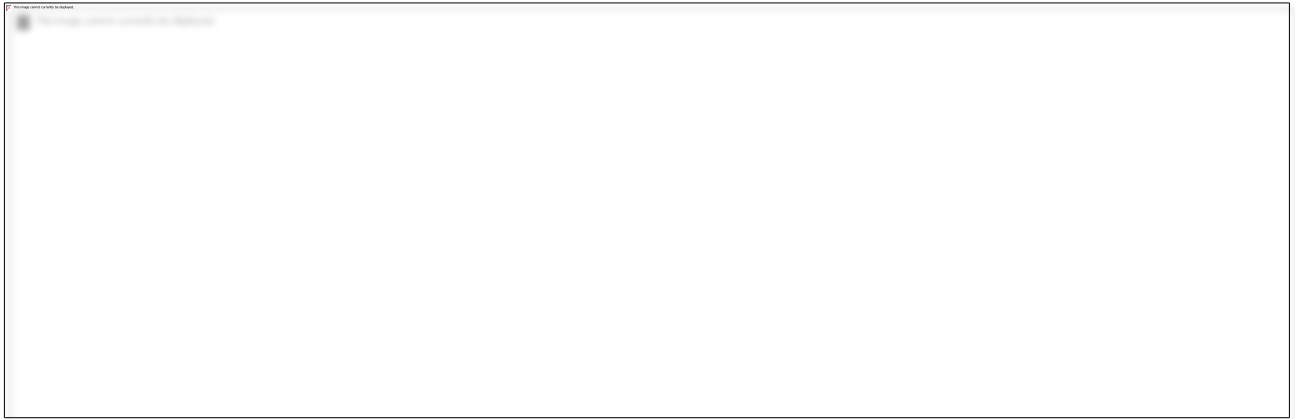
Technical Services

- Maintain emergency planning preparedness, and regularly update plan documents. Seek to improve resilience through staff training and exercising.

Built Environment

- Ensure new database and application system is implemented effectively

Promoting Open Communications



This will involve us:

- Listening to the needs of the community and using this information to continue improving our services.
- Providing clear, meaningful and timely communication.
- Using the most effective method of communication for the intended audience.
- Keeping residents and stakeholders informed about plans and work programmes in a way which is easy to access and understand.

How we will measure success:

- E-marketing and digital communications developed.
- Re-designed website that is based on customer needs.
- Council reports reviewed to provide clarity in the way the council runs its business.

How we will do this:

- Monitor key performance measures on a regular basis.
- Complete projects and communicate the highlights, challenges, areas to focus on and actions required

Highlights & Key Focus

Highlights

2016

September

- Standards Sub Committee Hearing outcome

June

- Council Tax Support – your views sought

April

- Make sure you know how to have your say on the 5 May

March

- Get ready for important elections in 2016

January

- Consultation on Cliftonville Conservation Area proposals gets underway
- Election Results - By Election Newington, Ramsgate

2015

October

- Cabinet to consider report which recommends no further action on Manston CPO at the present time
- Residents asked for their views as budget consultation begins
- Selective licensing consultation closes Monday 26 October

Key Focus

Democratic Services

- Ensuring that the Democratic Process is open and accessible to those using it; including reviewing the way Council reports are written.

Communications

- Develop a refreshed Communications Strategy.
- Enhance media /communications monitoring.
- Develop a comprehensive media training programme for key council spokespeople.
- Develop e-marketing and digital communications.
- Re-design the corporate website – basing any changes on customer needs.
- Develop and deliver an annual communications/marketing plan which supports the council's priorities.

Policy & Business Planning

- Collection and analysis of Customer Feedback information – to ensure that learning from complaints is actively used to inform service development and improvement.

Street Cleaning

- Develop links with Parish Councils; resident groups and other stakeholders.

Built Environment

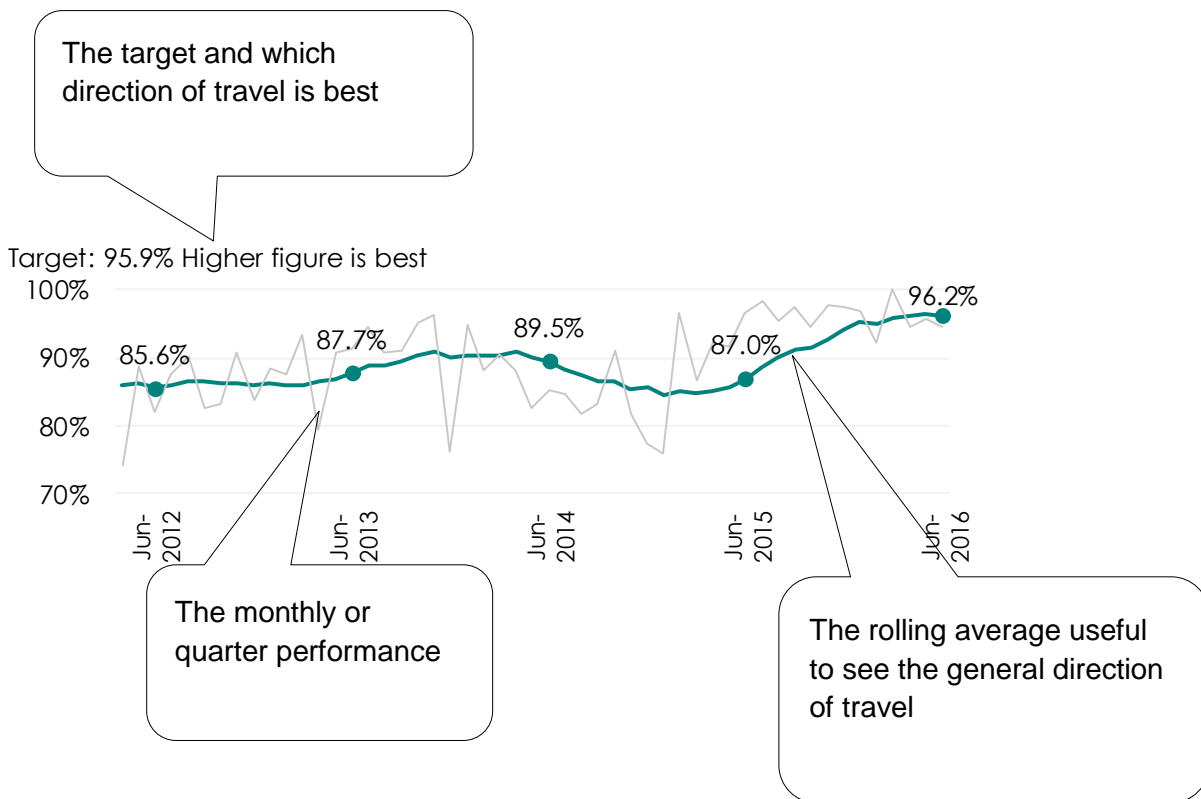
- Provide clear and consistent pre-application advice to add value to planning proposals and provide certainty to attract inward investment.
- Increase customer and stakeholder engagement and improve electronic working through Public Access and Document Management Systems.

Performance Measures for the Corporate Priorities 2015-2019

The targets will be RAG rated

- R** Red: below target
- A** Amber: if actuals are within 5% of the target
- G** Green: at target or above target
- Does not have a target for information.

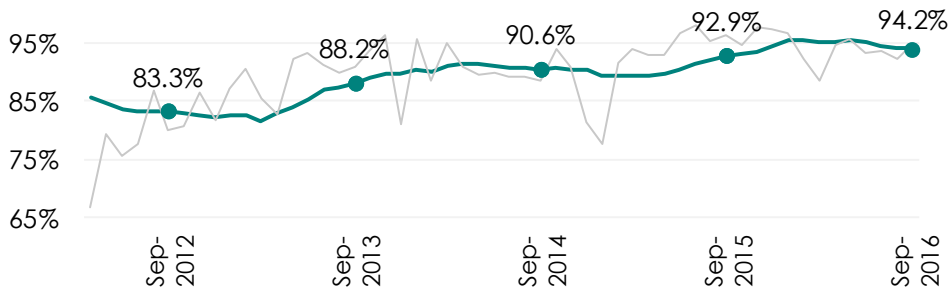
How to read the charts:



A Clean and Welcoming Environment

A % of Environmental Health service requests responded to in the service standard response time (LI369) (rolling 12 months)

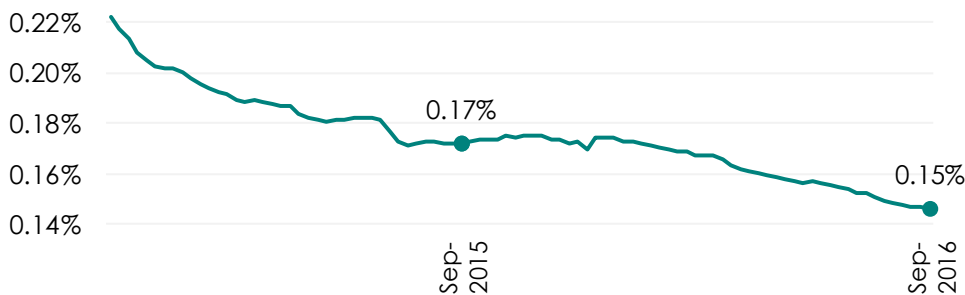
Target: 95.1% Higher figure is best



Despite a slight dip during the last quarter the service plan target was still exceeded. Staff capacity issues are being resolved with a new team member starting in December.

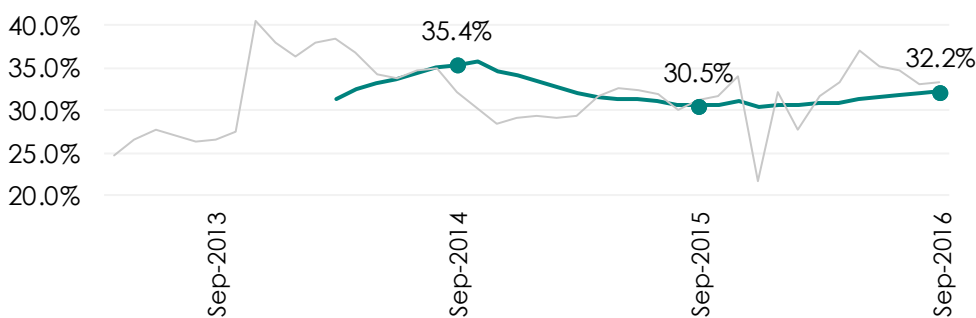
G Missed Bins as % of bins collected (rolling 12 months)

Target: 0.17% Lower figure is better



R % of household waste sent for reuse, recycling and composting (NI192) (rolling 12 months)

Target: 37.0% Higher figure is better

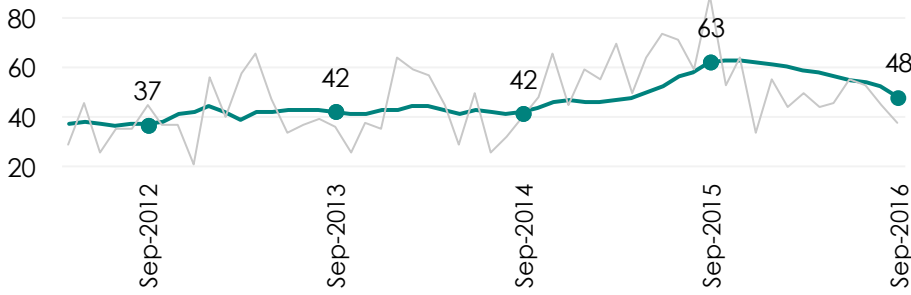


A plan is currently under development for the inclusion of some 8,500 residential properties to be added to the recycling rounds.

R Number of street scene enforcement actions (LI362) (rolling 12 months)

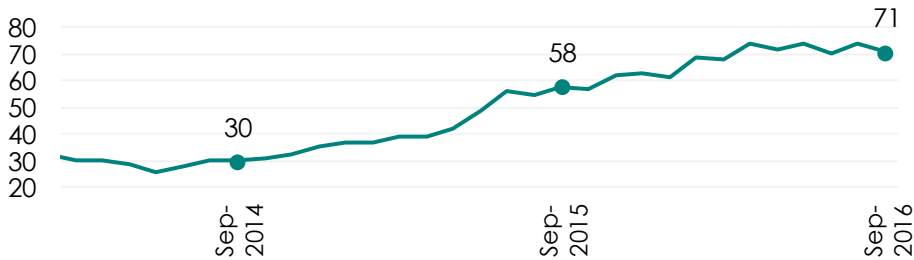
Target: 59 Higher figure is best

581 street scene enforcement actions were carried out in the last year.



Number of dumped rubbish incidents reported on council-owned land

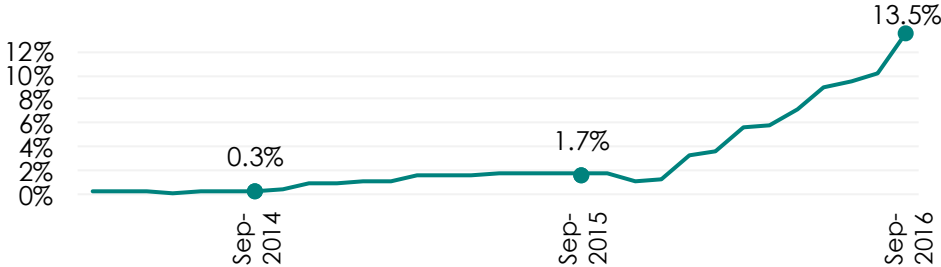
Target: Lower figure is better



R % streets with litter below acceptable levels (NI195a) (rolling 12 months)

Target: 5.0% Lower figure is better

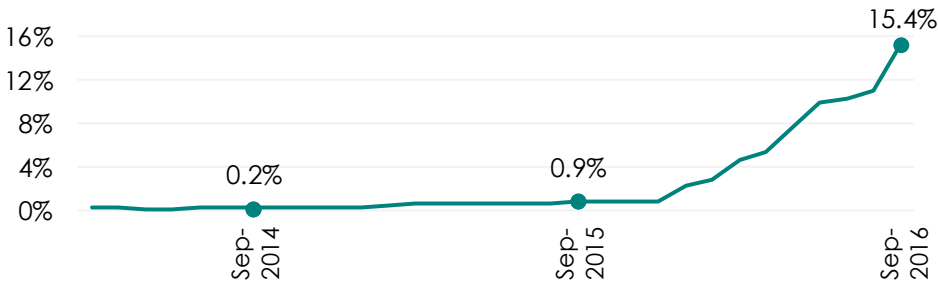
More stringent inspections now under way, and results are used to inform the focal points for cleansing resources



R % streets with detritus below acceptable levels (NI195b) (rolling 12 months)

Target: 7.0% Lower figure is better

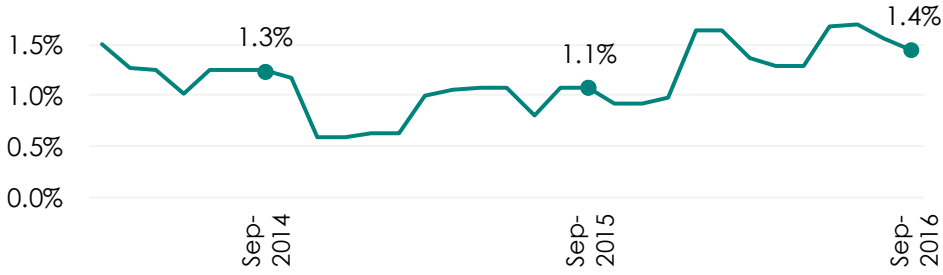
New mechanical sweepers to schedule to become operational in Q1 2017.



G % streets with graffiti below acceptable levels (NI195c) (rolling 12 months)

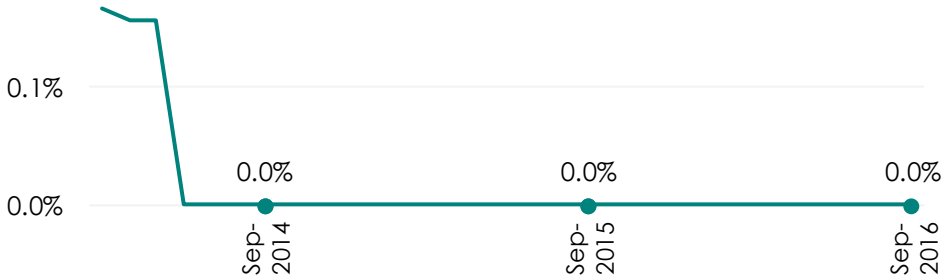
Target: 1.4% Lower figure is better

1.4% of the 587 sites surveyed were below the acceptable levels.

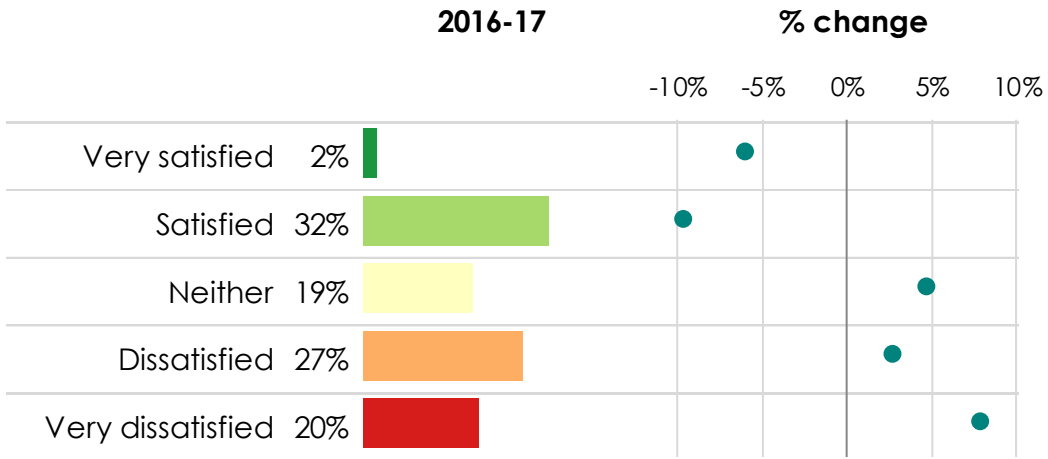


G % streets with fly posting below acceptable levels (NI195d) (rolling 12 months)

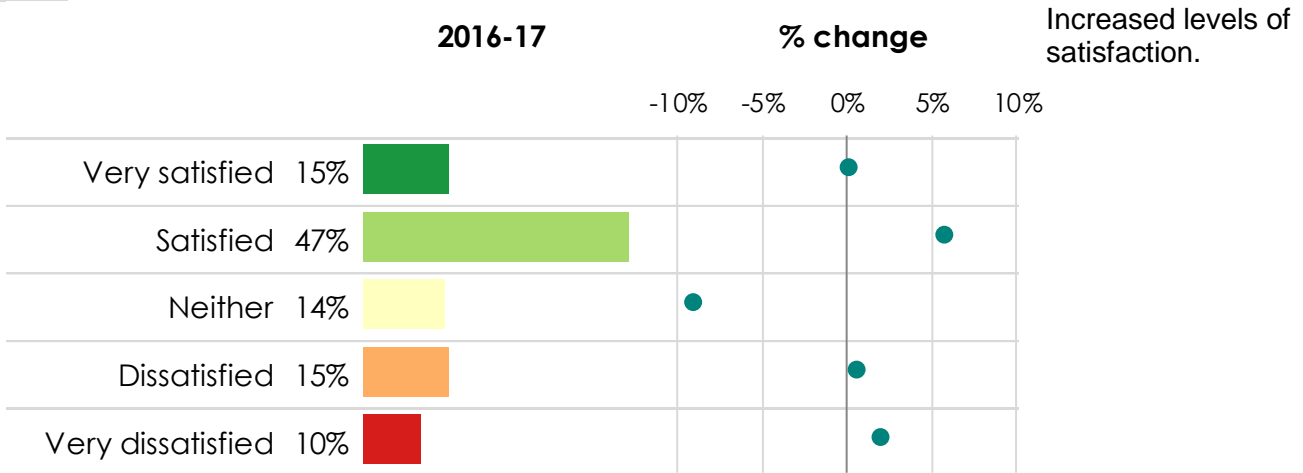
Target: 0.5% Lower figure is better



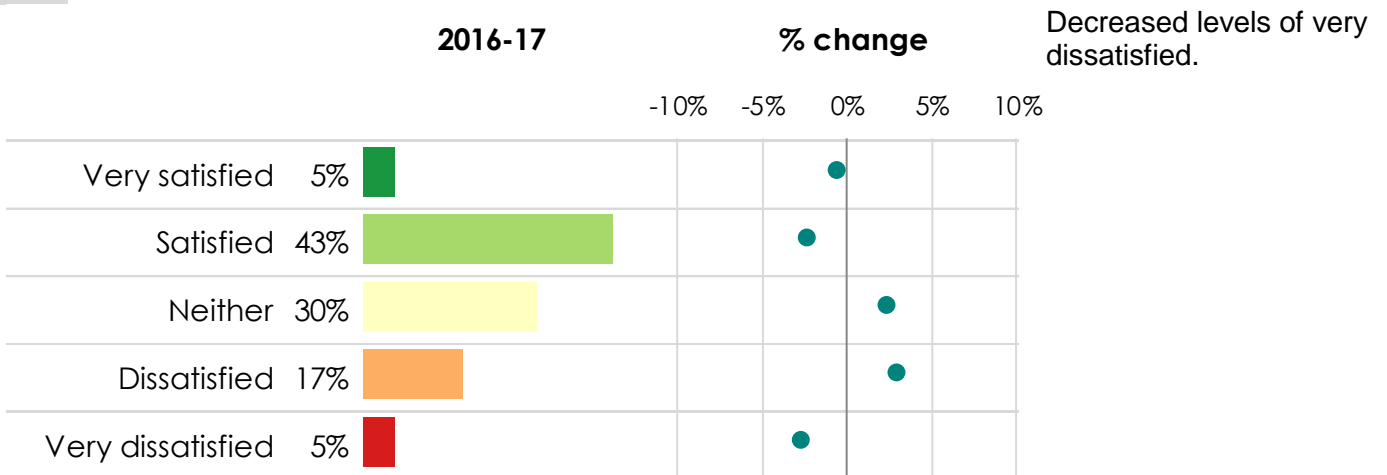
Public opinion of the Street Cleaning Service (annual survey)



Public opinion of the Recycling Service (annual survey)



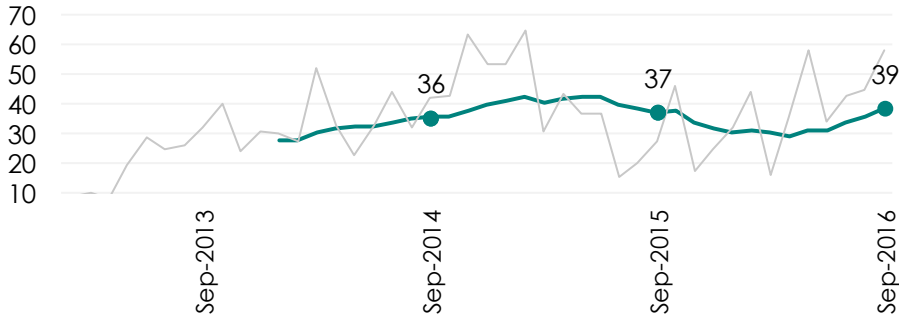
Public opinion of Parks and Open Spaces (annual survey)



Supporting Neighbourhoods

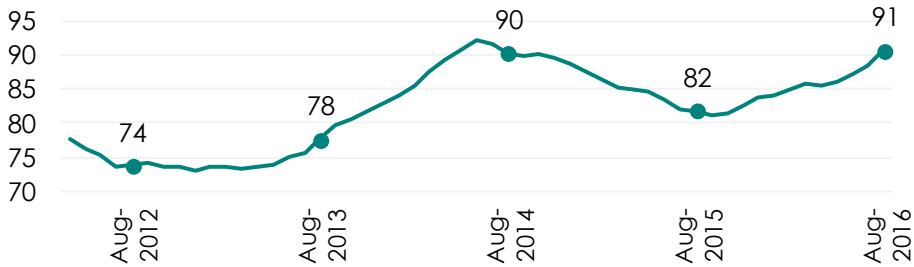
R Average number of days taken to resolve ASB cases (LI461) (rolling 12 months)

Target: 30 Lower figure is best



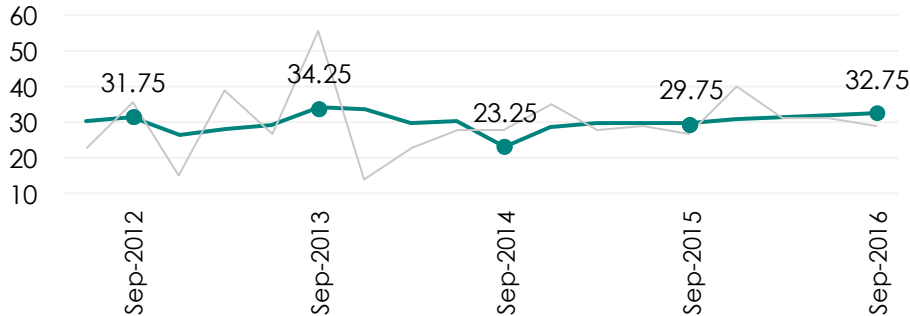
Performance has reduced because there has been an increase in the number of cases and/or the complexity of cases which has placed an additional demand on the service. The service is also under capacity. We are reviewing the extent to which this indicator is useful in measuring performance.

Number of Crimes per 1,000 of the population (rolling 12 Months) (LI300)



G Empty homes brought back into use (per quarter) (LI401) (rolling 12 months)

Target: 31.75 Higher figure is best

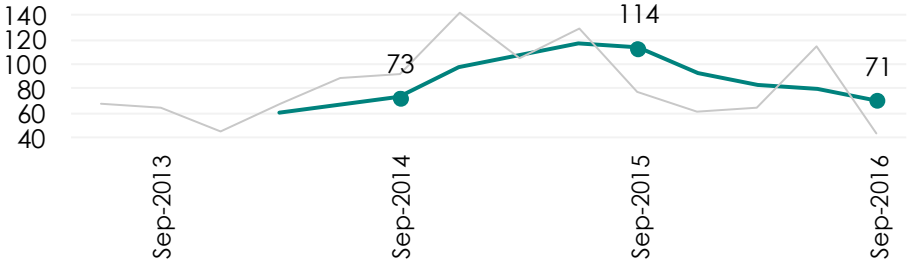


Performance has consistently remained at or close to target. The housing service will be allocating additional resources to this work to increase the number of empty homes returned to use.



Number of dwellings where action taken to improve living conditions (category 1 and 2 hazards) (LI543)

Target: 80 Higher figure is best

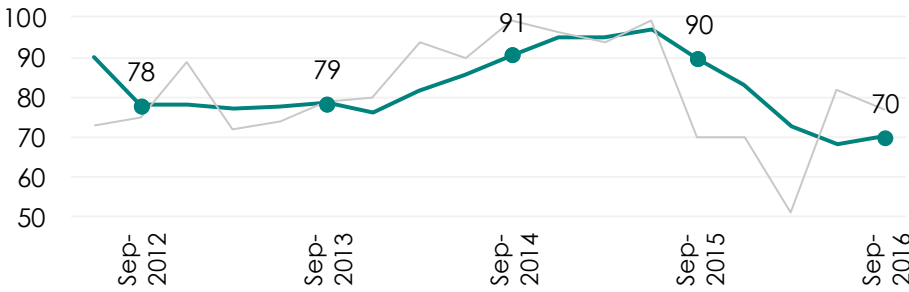


All service requests from the public are being dealt with, despite staff shortages. The target was based on a statistically different period's activity enabled by one off grants. A new phase of proactive inspection programmes will be implemented in 2017 and the number of dwellings made safe will increase accordingly.



Number of homeless cases prevented (LI405D) (per quarter) (rolling 12 months)

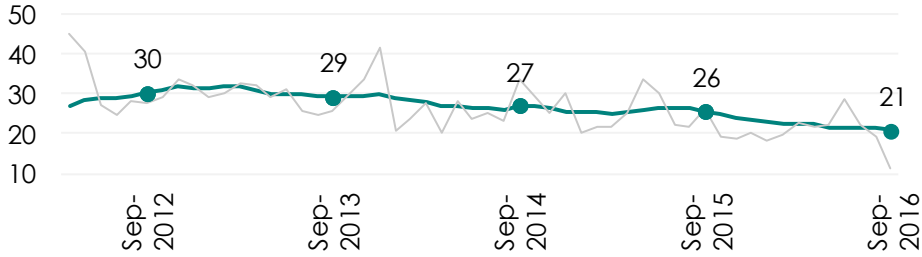
Target: 76 Higher figure is best



Although resources continue to be directed to homelessness prevention it is becoming increasingly difficult to secure suitable and affordable homes in the private sector. The housing service is restructuring to direct additional resources to homelessness prevention and will be bidding for additional homelessness prevention funding from central government. This local position reflects the national trend.

G Average time taken to make homelessness decisions (rolling 12 months)

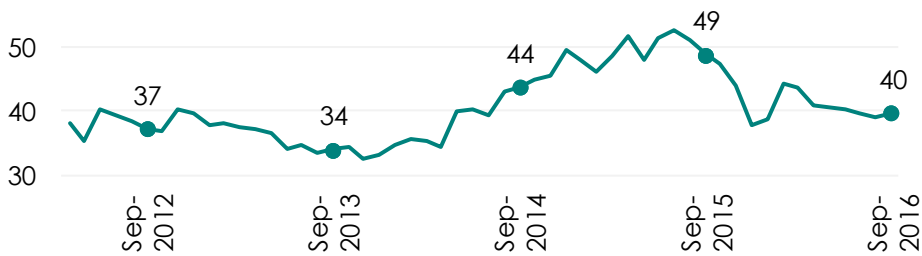
Target: 33 Lower figure is better



As a result of increasing levels of homelessness the use of emergency accommodation has increased, impacting on average times.

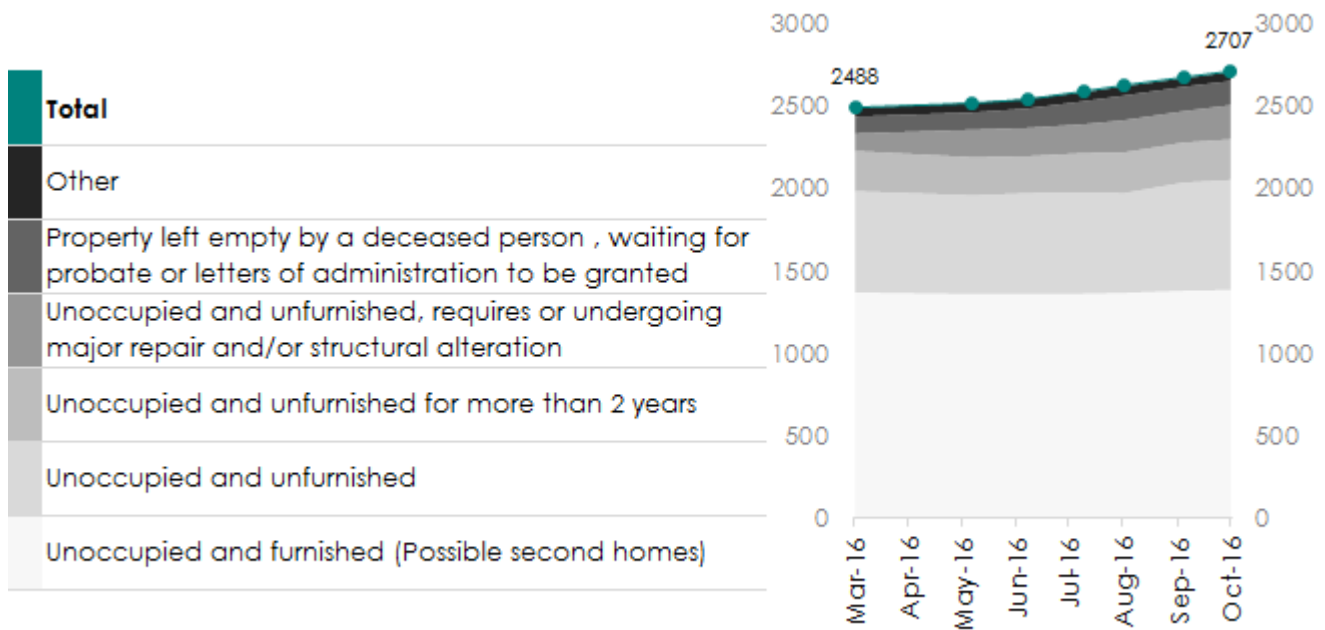
R Average number of days in temporary accommodation (rolling 12 months)

Target: 34 Lower figure is better



The number of households in temporary accommodation is increasing. This is a consequence of the increasing incidence of homelessness and reflects the national position. The supply of permanent homes is insufficient to meet this need and average time in temporary accommodation is above target. Homelessness prevention is a key focus in reducing this, and the council's new build and housing intervention programmes are helping to boost the number of permanent homes available.

Number of empty homes in the district (empty for more than 6 months)

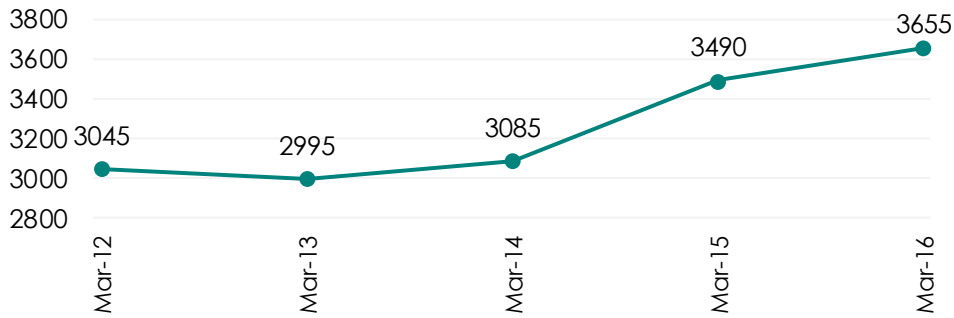


The rise in number relates primarily to uninhabitable properties in need of or undergoing major repair. This is likely to be reflective of an increased number of properties being subject to extensive renovation.

Promoting Inward Investment and Job Creation

Count of Enterprises in Thanet

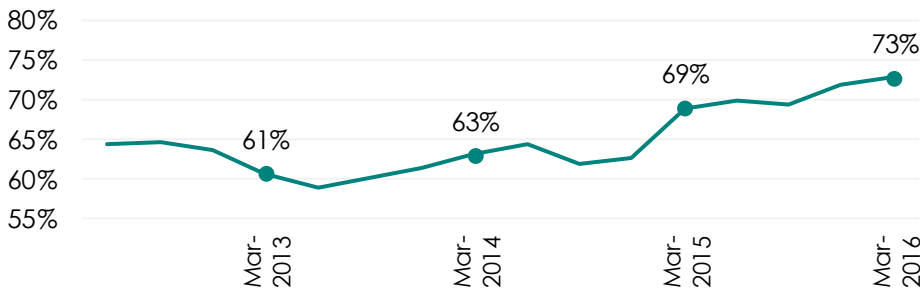
Higher figure is better



Thanet has a culture of entrepreneurship and the increase in enterprises is likely to come from start-up businesses. Those new businesses are surviving over time and therefore adding to the overall count.

All people - Economically active - In employment

Higher figure is better



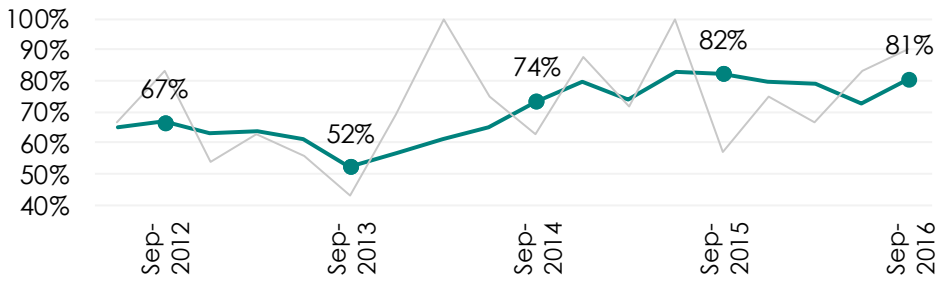
Over the last three years employment has continued to increase.

See Nomis for more labour market statistics and definitions on the above indicators

<https://www.nomisweb.co.uk/reports/lmp/la/1946157320/report.aspx?town=thanet>

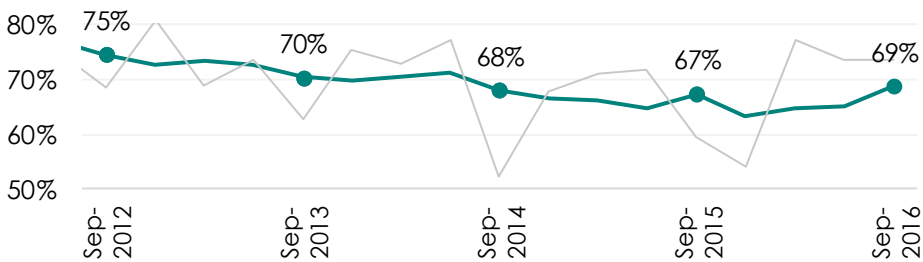
G Major Planning Applications determined within 13 weeks or agreed timescale (NI157a) (rolling 12 months)

Target: 79% Higher figure is best



A Minor planning applications determined within 8 weeks or agreed timescale (NI157b) (rolling 12 months)

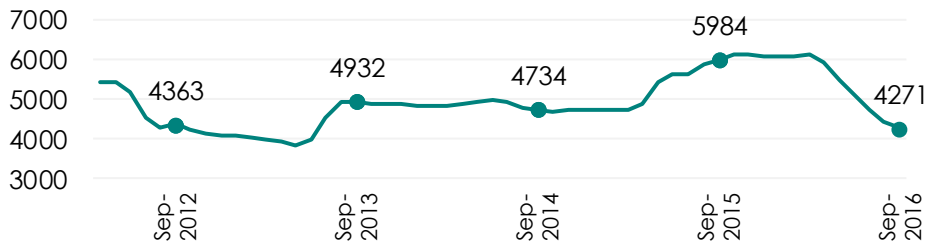
Target: 70% Higher figure is best



Following recruitment of team, minor performance has increased from last year with new team in place. Look to improve application determination rate with 8 weeks without agreeing extension of time (resolving issues where possible within initial period) once officers are settled in with planning policies.

R Number of visiting leisure vessels at RRH (LI138) (rolling 12 months)

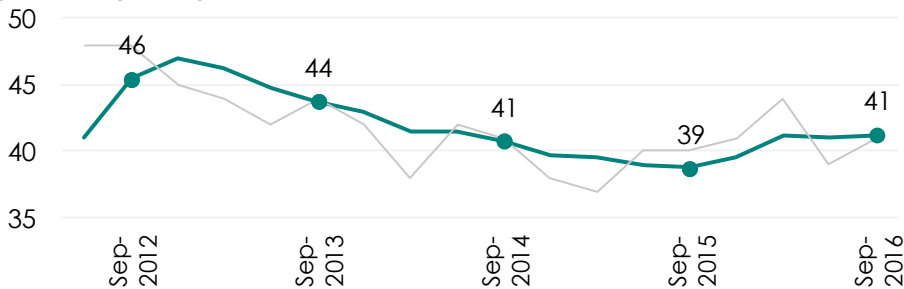
Target: 6120 Higher figure is best



The number of visiting leisure vessels is heavily influenced by the weather in the main fee earning period (May-Sept). Poor weather in the early part of the summer 2016 season affected visitor numbers. This indicator measures the number of visits rather than visitor nights. The trend on visitor nights is more positive and representative of performance.

G Number of fishing and angling boats in Ramsgate Marina (LI340) (rolling 12 months)

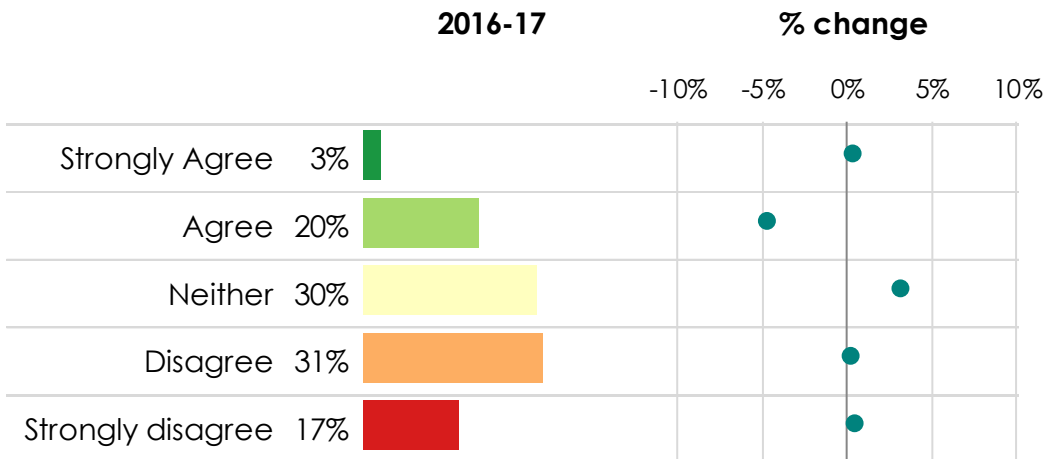
Target: 40 Higher figure is best



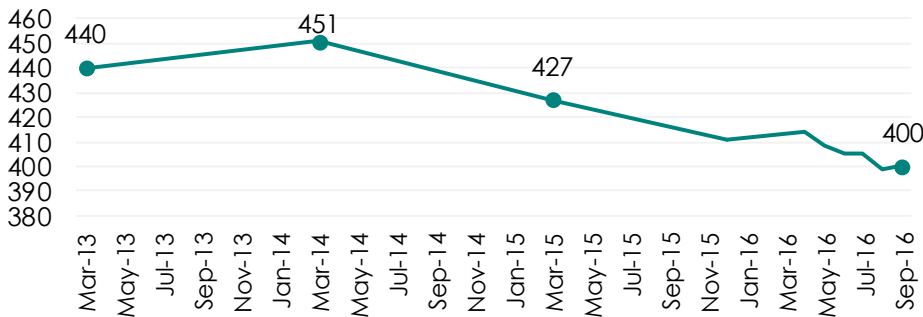
Reduction in fishing vessels over the last four years is not as a direct result of either the facilities provided (which have improved) or service levels received by this group, but by the stringent enforcement of fishing quotas. This is borne out by the fact that the number of angling vessels has not changed, only commercial fishing vessels.

Statistical Information

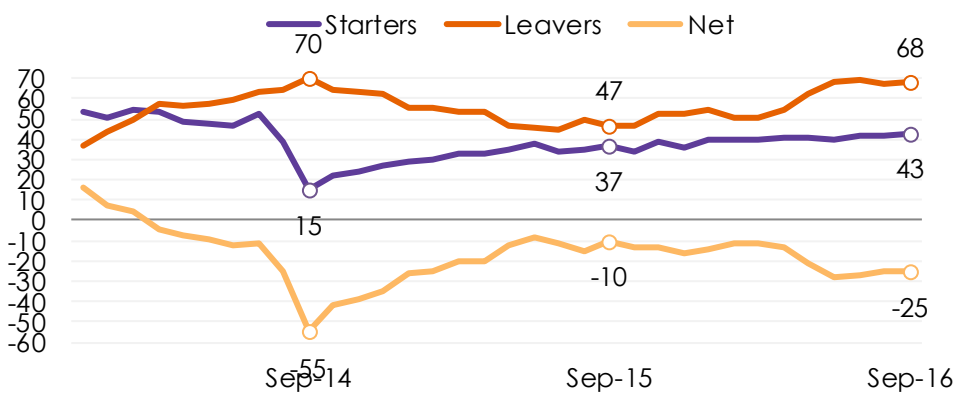
Public opinion of whether the council provides Value for Money (annual survey)



Thanet District Council Full time Equivalent count



Staff Starters and Leavers head count (rolling 12 months totals)



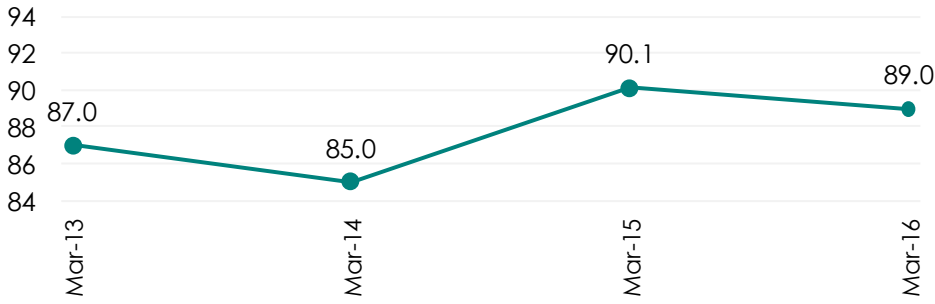
Over the last 12 months there have been:

68 Leavers
43 Starters

Meaning a net reduction of 25 staff.

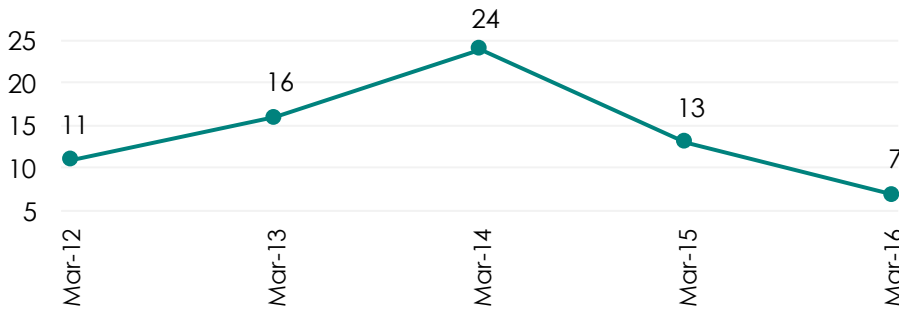
Registration rate for voting following annual canvas (%) (LI456)

Higher figure is best



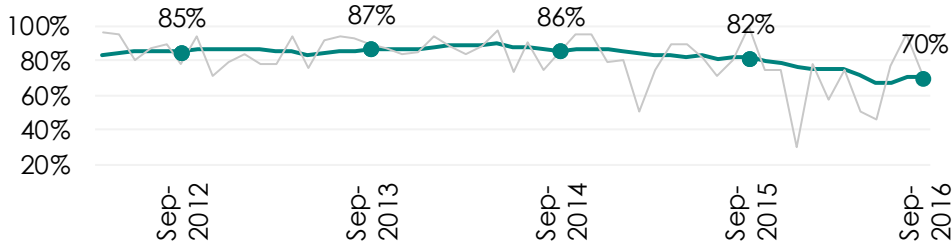
Number of complaints made to the Standards Committee (LI519)

Target: Lower figure is best



R Complaints Response Rate within 10 days (rolling 12 months)

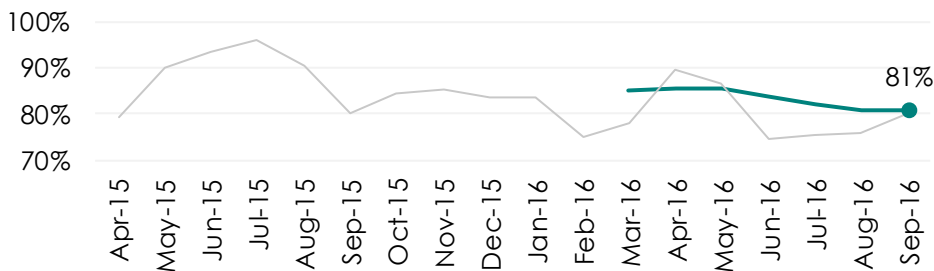
Target: 90% Higher figure is better



The whole process, systems and resources regarding complaints is currently subject to review. The ten day standard is one of the most challenging in Kent.

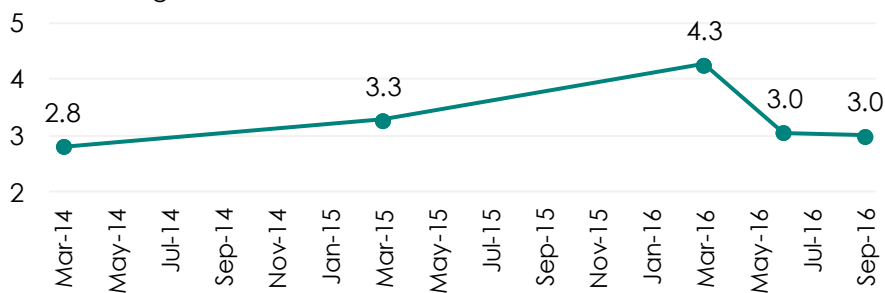
R Freedom of Information Response Rate within 20 days (rolling 12 months)

Target: 90% Higher figure is better



R Sickness days per Full Time Equivalent (quarterly)

Target: 2 Lower figure is better



The target is 8 days per year or 2 days per quarter. Performance remains below the target but has recently improved after management action.

Partner Performance

Please find partnership performance reports for the latest quarter

here: <http://democracy.thanet.gov.uk/ieListDocuments.aspx?CId=142&MId=4495&Ver=4>

Thanet District Council housing tenants:

	Performance Indicator	13/14	14/15	15/16	Q1	Q2	Q3	Q4	Target
G	Average re-let time in days (all stock including major works)	24.7	22.5	19.95	31.96	22.75			23.50
A	Current tenant arrears as a percentage of the projected annual rental income	1.67	1.58	1.39	1.47	1.62			1.50
G	Overall customer satisfaction with day to day repairs	97.6	99.7	100	99.69	99.61			98.00
R	Percentage of HRA capital programme spent	82.7	76.7	96.54	9.51	17.64			100

Income Collection

East Kent Housing report a continued strong performance on rent collection. The quarter 2 figures show rent arrears at 1.62% of the annual debit, which compares very well with other housing providers. Rent arrears increase and decrease in a cyclical way, depending upon the exact point in the collection cycle. EKH are projecting that they will achieve the performance target for this indicator of 1.5% by the end of the financial year. Welfare reform measures are leading to an increased risk of rent arrears figures increasing and financial provision has been made within the HRA business plan to mitigate against this risk.

Capital programme spent

EKH has had an external review completed of this part of the service, and the findings have been shared with the Councils. A task & finish group of board members (including one Councillor and one Council Client Officer) has been set up and they will be monitoring our improvement plan. The HRA capital programme spend is currently behind target. The delivery of the Capital Programme has been impacted due to a number of challenges that will result in a projected underspend. A revised projected outturn position will be agreed as to the works that can be delivered within the 2016/17 financial year.

Revenues & Benefits

	Performance Indicator	13/14	14/15	15/16	Q1	Q2	Q3	Q4	Target
G	Average time to process all new claims & change events in Housing Benefit (HB) & Council Tax Benefit (CTB) (days)	7.21	7.03	6.81	6.72	7.19			9.00
G	% correct HB and CTB decisions	97.49	96.81	96.88	97.94	95.81			96.00
G	% Council Tax collected	96.00	96.15	96.49	29.35	57.37			96.00
A	% Business rates collected	98.76	98.53	99.53	32.28	57.64			98.05

Business Rates

Business Rates remain very slightly below the expected target for this point of the year (57.64% compared with a target of 57.67% which equates to approximately £10.5k) but the Income teams are not concerned over this.

Customer Services: Computers and phones

	Performance Indicator	13/14	14/15	15/16	Q1	Q2	Q3	Q4	Target
G	Average call waiting time (mins MM:SS)	01:20	00:52	00:39	00:57	00:53			01:00
G	% availability of corporate website	99.96	99.98	99.94	99.98	99.98			99.98
G	Average face-to-face waiting time (mins MM:SS)	09:14	06:58	05:34	04:04	04:30			10:00
G	% of calls dealt with by automation	27.06	29.59	25.42	22.91	29.56			21.00
G	% abandoned calls	11.29	7.57	4.80	6.82	5.97			10.0

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PETITION TO CHANGE THE NO.9 BUS ROUTE

Cabinet	08 December 2016
Report Author	Robin Chantrill-Smith, Civil Enforcement Manager
Portfolio Holder	Councillor Brimm, Cabinet Member for Operational Services
Status	For recommendation
Classification:	Unrestricted
Key Decision	No
Ward:	Thanet Villages

Executive Summary:

A petition containing 59 valid signatures has been received by the Council from residents of Minster and Monkton who ask for a change in the route of the number 9 bus.

A report went to Council on 13 October and it was agreed that In accordance with the Council's Petition Scheme, the petition was referred to Cabinet without debate for a report to the Council within three ordinary meetings.

This report outlines the next steps for this petition.

Recommendation(s):

Cabinet refer the petition to Stagecoach and Kent County Council via Councillor Matterface at the next Quality Bus Partnership meeting.

CORPORATE IMPLICATIONS

Financial and Value for Money	There are no identified financial implications from this report.
Legal	This matter is dealt with under the Council's scheme for dealing with petitions from the public which is contained within the constitution.
Corporate	In accordance with the Council's petition scheme if a petition has over 25, but less than 650, signatories, it will be referred to Cabinet or an appropriate committee without debate for report to Council within three ordinary meetings.
Equalities Act 2010 & Public Sector Equality Duty	Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

	Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.	
	Please indicate which aim is relevant to the report.	
	Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,	x
	Advance equality of opportunity between people who share a protected characteristic and people who do not share it	x
	Foster good relations between people who share a protected characteristic and people who do not share it.	
There are no specific equity and equalities issues arising from this report.		

CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	
Promoting inward investment and job creation	
Supporting neighbourhoods	x

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	
Supporting the Workforce	
Promoting open communications	x

1.0 Introduction and Background

- 1.1 Under the terms of the Council’s petitions scheme, members of the public may present petitions at ordinary meetings of Council; and if a petition has over 25, but less than 650, signatories, it will be referred to Cabinet or an appropriate committee without debate for report to Council within three ordinary meetings.

2.0 The Current Situation

- 2.1 A petition organised by Mr Allan Murray has been validly signed by 59 persons. The petition prayer reads:

“From residents of Minster/Monkton for a change in the route of No.9 bus that goes between Ramsgate and Canterbury to include Minster/Monkton on its route.”

- 2.2 In addition to the 59 persons who validly signed the petition, 21 signatures were disallowed as they were deemed invalid in accordance with the Council’s petition scheme
- 2.3 Mr Murray presented his petition to Council at the meeting that was held on 13 October.
- 2.4 The Quality Bus Partnership meetings are held quarterly which is attended by officers from KCC, TDC, a TDC Member and key staff from Stagecoach. At these meetings planning and bus network developments are discussed which helps plan for current and future needs of the community. Currently Cllr Matterface is the TDC member representative that attends these meetings.

3.0 Next Steps

- 3.1 That the petition is taken by Cllr Matterface to the next Quality Bus Partnership meeting and passed onto Stagecoach and Kent County Council who are responsible for the bus routes across the district.
- 3.2 Under the Council's petitions scheme, Council is required to report back to Council within three ordinary meetings.

Contact Officer:	Robin Chantrill-Smith, Civil Enforcement Manager
Reporting to:	Trevor Kennett, Interim Operational Services Enforcement Manager

Annex List

None	N/A
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Background Papers

Title	Details of where to access copy
None	N/A

Corporate Consultation

Finance	Matthew Sanham, Corporate Finance Manager
Legal	Ciara Feeney, Head of Legal & Deputy Monitoring Officer

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PETITION REGARDING CONDEMNATION OF RACISM, XENOPHOBIA AND HATE CRIMES ACROSS THANET

Cabinet	08 December 2016
Report Author	Tim Howes, Director of Corporate Governance
Portfolio Holder	Councillor Lin Fairbrass, Deputy Leader
Status	For recommendation
Classification:	Unrestricted
Key Decision	No
Ward:	All Wards

Executive Summary:

A petition containing 340 valid signatures has been received by the Council and then referred to Cabinet asking the council to state their opposition to racism, xenophobia and hate crimes.

This report sets out how the Council deals with petitions of this size; it explains how the petition organiser can present the petition to the meeting.

Recommendation(s):

Cabinet report to Council that since through our actions we are already showing our opposition to racism, xenophobia and hate-crimes, the petition is unnecessary.

CORPORATE IMPLICATIONS

Financial and Value for Money	There are no identified financial implications from this report.
Legal	This matter is dealt with under the Council's scheme for dealing with petitions from the public which is contained within the constitution.
Corporate	In accordance with the Council's petition scheme as the petition had over 25, but less than 650, signatories, it was referred to Cabinet for report to Council within three ordinary meetings.
Equalities Act 2010 & Public Sector Equality Duty	Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it. Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

Please indicate which aim is relevant to the report.	
Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,	x
Advance equality of opportunity between people who share a protected characteristic and people who do not share it	x
Foster good relations between people who share a protected characteristic and people who do not share it.	x
There are no specific equity and equalities issues arising from this report.	

CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	
Promoting inward investment and job creation	
Supporting neighbourhoods	x

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	
Supporting the Workforce	
Promoting open communications	x

1.0 Introduction and Background

1.1 Under the terms of the Council's petitions scheme, members of the public may present petitions at ordinary meetings of Council; and if a petition has over 25, but less than 650, signatories, it will be referred to Cabinet or an appropriate committee without debate for report to Council within three ordinary meetings.

2.0 The Current Situation

2.1 A petition organised by Mr David Wright has been validly signed by 340 persons. The petition prayer reads:

"We call upon Thanet District Council to "stand against hate" – to state their opposition to racism, xenophobia and hate-crimes; ensure resources and support are available to do this and to affirm their continuing intent for unity, compassion and understanding."

2.2 The petition organiser is entitled to present this petition to Cabinet, and in accordance with the Council's petition scheme has three minutes to present the petition.

4.0 Next Steps

4.1 Under the Council's petitions scheme, Cabinet is required to consider the petition and report back to Council within three ordinary meetings. Part of that consideration would be the resource implications, as made clear in the petition.

Contact Officer:	Nick Hughes, Committee Services Manager (7208)
Reporting to:	Tim Howes, Director of Corporate Governance

Annex List

None	N/A
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Background Papers

Title	Details of where to access copy
None	N/A

Corporate Consultation

Finance	Peter Timmins, Head of Finance (Interim)
Legal	Tim Howes, Director of Corporate Governance and Monitoring Officer

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THANET LOCAL PLAN – CONSULTATION

Cabinet	08 December 2016
Report Author	Rob Kenyon, Director of Community Services
Portfolio Holder	Cllr Lin Fairbrass, Portfolio Holder for Community Services
Status	For Decision
Classification:	Unrestricted
Key Decision	Yes
Reasons for Key	Significant effect on communities
Previously Considered by	None
Ward:	All

Executive Summary:

The Local Plan supports the Council's Corporate Plan priorities and is one of the Council's key strategies in delivering on its priority to promote inward investment and job creation. It helps set the strategic framework for delivery of the Council's economic ambitions. Not only does it help to deliver the economic strategy, it also makes provision for new housing to meet local needs and to support the growth of the workforce, and other development requirements, and supports the provision of key new infrastructure.

It is also a statutory document that is assessed by an independent Planning Inspector, and this report describes the legal requirements for the Local Plan at this stage, and the guidance which affects decisions through the Local Plan process.

The report also sets out the main issues raised during the Preferred Options consultation (January 2015); and provides recommended responses to those issues.

The report addresses the updating of the evidence base for the Local Plan process; and indicates key changes that are being proposed for consultation as revisions to the Preferred Option Local Plan.

On the basis of legal advice, the report proposes a focussed consultation on revisions to the Preferred Options Plan published in January 2015; with accompanying consultation relating to Sustainability Appraisal/Strategic Environmental Assessment and Habitat Regulations Assessment; the draft Infrastructure Delivery Plan and Local Green Space.

The Thanet Transport Strategy (jointly prepared by Kent County Council and Thanet District Council), which supports the draft Local Plan, will be the subject of a separate report and consultation, following a decision on the draft Local Plan.

The report has been considered by Overview & Scrutiny Panel, and the recommendations of the Panel are set out at the end of section 2 of this report.

Recommendation(s):

1. That the proposed revisions to the draft Local Plan, and the accompanying Sustainability Appraisal/Strategic Environmental Assessment/Habitat Regulations assessment reports, be agreed for consultation purposes for a period of 6 weeks; and
2. That the appropriate amendments to the Local Development Scheme be agreed.

CORPORATE IMPLICATIONS

Financial and Value for Money	<p>The consultation is anticipated to cost about £15,000, taking into account printing costs; venue costs; etc. This is within the current budget.</p> <p>There are no specific requirements under Contract Standing Orders/ Financial Procedure Rules relating to the proposed consultation.</p>
Legal	<p>This report relates to the next stage of consultation on the draft Local Plan, and needs to be carried out in accordance with any relevant Regulations and Government guidance, and in line with the Council's adopted Statement of Community Involvement (SCI).</p> <p>The report includes advice from the Barrister advising the Council on the Local Plan.</p>
Corporate	<ul style="list-style-type: none"> • Primary corporate risk is not having a well-evidenced Local Plan. Lack of Plan places the Council "at risk" in terms of Appeal decisions and also delays the provision of infrastructure, effectively losing control of the development process. There is also a significant risk of intervention by CLG. Any decision on the draft Plan that runs counter to the available evidence would be likely to fail at Examination and also potentially subject to Judicial Review. • There is a strong "fit" between the draft Local Plan and corporate strategy priorities. • Environmental implications – none directly from the proposed consultation. Environmental issues related to the provisions of the draft Plan are considered through the Sustainability Appraisal/Strategic Environmental Assessment/Habitat Regulations Assessment, which are also the subject of this consultation
Equalities Act 2010 & Public Sector Equality Duty	<p>Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.</p> <p>Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.</p>

	Please indicate which aim is relevant to the report.	
	Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,	
	Advance equality of opportunity between people who share a protected characteristic and people who do not share it	✓
	Foster good relations between people who share a protected characteristic and people who do not share it.	✓
<p>The PSED is engaged by the Local Plan topic. However, Members are asked to approve going out to public consultation on the areas set out within the report. Officers will review representations for equality issues raised as part of the consultation in addition to those already considered as part of the previous 'preferred options' consultation.</p>		

CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	✓
Promoting inward investment and job creation	✓
Supporting neighbourhoods	✓

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	
Supporting the Workforce	
Promoting open communications	✓

1.0 Introduction and Background

- 1.1 The Council's Corporate Plan sets out the Council's aspiration to grow the local economy. One of the priorities is to promote inward investment and job creation (Corporate priority 3). Part of the Council's vision is to accelerate growth and achieve greater economic prosperity for our district; seeking opportunities for inward investment and high quality job creation, and working with partners to ensure we have the right skills, infrastructure and plans in place.
- 1.2 The Local Plan is one of the Council's key strategies in supporting economic growth and regeneration and is specifically identified in the Corporate Plan priorities. Not only does it help to deliver the economic strategy, it also identifies locations for new housing to meet local needs and to support the growth of the workforce, and other development requirements. It also supports the provision of new infrastructure (such as schools, medical facilities, transport and so on) through the infrastructure delivery plan, working with key partners to ensure the infrastructure is delivered in a timely way.
- 1.3 The Local Plan also has a role in supporting the other corporate priorities by seeking to improve design and quality of new development; protecting publicly-accessible open spaces and important wildlife sites; providing a framework for the preparation of Neighbourhood Plans; and working with other statutory providers to seek to ensure that local health, education and other services are provided alongside new development.
- 1.4 The Local Plan supports the current priorities set out in the Corporate Plan, but to some extent will also help to frame future priorities beyond the current Corporate Plan period.
- 1.5 The Local Plan process is also a statutory process. The draft Local Plan is assessed by an independent Planning Inspector, and this report describes the legal processes

for the Local Plan and the guidance which affects decisions through the Local Plan process.

- 1.6 This report sets out the main issues raised at the previous Local Plan consultation; the key findings from development of the Local Plan evidence base; and proposes a number of changes to the draft Plan to be the subject of a focussed consultation.
- 1.7 The Council produces a Local Plan under the Planning and Compulsory Purchase Act 2004, and there are duties and legal requirements for the Council as local planning authority. These are also set out in the report below.
- 1.8 The issues addressed in this report have been considered by the informal Local Plan Working Group. The report is also to be considered by the Overview & Scrutiny Panel, and the views of the Panel will be reported to this Cabinet meeting.

2.0 Draft Local Plan and consultation

- 2.1 In January 2015, the Council consulted on a Preferred Option draft of the Thanet Local Plan. About 1,800 sets of comments were received, with a total of some 40,000 individual points of response to the consultation questions. The Council also received three written petitions and an e-petition relating to the draft Local Plan. These were considered at the Council meeting on 16th July 2015. The key planning issues arising from the petitions were: objections to the proposed housing allocations at Birchington; objections to the proposed strategic housing allocation on land between Dent-de-Lion and Minster Road/land bordering Minster Road, Westgate-On-Sea (two petitions); and a request for a public meeting to discuss “the consultation process, allocation of green field land and the scale of anticipated housing growth for Thanet”.
- 2.2 The Council also received the results of a survey from the Thanet UKIP Group regarding the level of housing in the draft Plan. Approximately 2,200 respondents indicated that they were against the level of housing in the draft Local Plan.
- 2.3 The main issues arising from the consultation were housing numbers and sites; economic strategy and job creation; the future of Manston Airport; provision of infrastructure (social and physical); environmental protection; and retail provision and the role of Westwood. Concerns were also raised by a number of correspondents about the publication of supporting documents and whether the Council had fulfilled the “duty to cooperate”.
- 2.4 Preferred Options consultation and main issues raised & petitions
- 2.5 The main issues raised in the previous consultation are set out in more detail at Annex 2.
- 2.6 These included overall housing numbers; housing sites; the future of the Airport; concerns about the adequate provision of social and physical infrastructure to support development.

Responses to main issues

- 2.7 The responses to the main issues are set out in the table attached as Annex 2.
- 2.8 However, this report addresses the key issues to be considered at this stage.

Government guidance – key requirements

- 2.9 It is important that the draft Local Plan meets the requirements of Government guidance; notably the National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG). There are some key matters which must be addressed in the preparation of Local Plans.
- 2.10 The NPPF states (para 182) that a local planning authority should submit a Plan for Examination which it considers is “sound”. In other words, draft Plans must be:
- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 2.11 Specifically, in relation to Local Plans, the NPPF indicates (paras 156, 157) the way in which Local Plan ought to be prepared, and the range of topics to be addressed in Local Plans. This includes housing; employment land; retail provision; infrastructure delivery; protection of national and international wildlife sites; heritage assets (Conservation Areas, Listed Buildings, etc); pollution matters and so on. In some of these areas, the Local Plan provides the primary policy control; in others the planning authority acts in conjunction with other statutory control within the Council, or with other statutory bodies such as the Environment Agency or Natural England.
- 2.12 Para 158 advises that local planning authorities “should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”.

Advice of Barrister on key issues

- 2.13 We have sought the advice of Planning Barristers on the way forward for the Local Plan and the matters addressed in this report have been considered by the Barrister prior to this report being finalised.
- 2.14 The advice of the Barrister is that, given the scale of changes between the Preferred Option and what is being recommended to Members in the report, and to ensure that all requirements from legislation and Government guidance are satisfied, a further focussed stage of consultation is necessary before a final Plan for submission to the Planning Inspectorate is published.
- 2.15 The Barrister has also advised that the Sustainability Appraisal/Strategic Environmental Assessment/Habitat Regulations Assessment reports are published for consultation purposes at this stage, to ensure that these are properly consulted upon as part of the Local Plan process.

Relationship to Neighbourhood Plans

- 2.16 The draft Local Plan has an important role in setting a strategic framework for Neighbourhood Plans. There are currently five such Plans in preparation, at different stages – Broadstairs, Cliffsend, Margate, Ramsgate and Westgate – and there may be others to follow. It is therefore important that there is a clear strategy in the draft Local Plan.
- 2.17 This is not to unnecessarily constrain the emerging Neighbourhood Plans, but to set a clear strategic framework.

Duty to cooperate

- 2.18 The NPPF (paragraph 178) states that “Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans”.
- 2.19 Paragraph 181 in the NPPF further states that
- “Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development”.
- 2.20 It should be noted that the “duty to cooperate” is not a “duty to agree” (Planning Practice Guidance, para 9-001), but that “local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination”.

History of cooperation

- 2.21 The Council has a long history of cooperation with its neighbours in East Kent, and has continued to work with neighbouring Councils and other key organisations on key aspects of Local Plan work. Recent examples include:
- Review of the Strategic Housing Market Assessment – neighbouring Councils and other key stakeholders invited to participate in workshops on the methodology and findings of the SHMA review
 - Worked with key organisations on the development of requirements for the draft Infrastructure Delivery Plan
 - Worked with Canterbury City Council on the development of a Memorandum of Understanding for implementing their Strategic Access, Management & Monitoring (SAMM) Strategies for the protected coastal areas of the two districts
 - Working with Kent County Council and other Kent authorities on best practice in development monitoring and in particular, the re-structuring of the annual Commercial Information Audit
 - In March 2016, the Council adopted the East Kent Memorandum of Understanding on the Duty to Cooperate, which sets out how the various local authorities will work together on cross-boundary aspects of Local Plan work.

Sustainability Appraisal/Strategic Environmental Assessment and Habitat Regulations Assessment

- 2.22 The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and Habitat Regulations Assessment (HRA) are statutory parts of the Local Plan process. A copy of the draft SA, Non-Technical Summary of the SA, and the HRA, are attached to this report at Annexes 3-7. Please note that sustainability appraisal of the Preferred Options Revisions is currently work in process. The initial findings of the sustainability appraisal are reported in draft, to inform Members of relevant sustainability issues as part of the decision making process. The sustainability appraisal will be updated accordingly in line with any amendments to the Preferred Options Revisions and the findings of the appraisal presented within a revised Sustainability Appraisal Environmental Report. The SA/SEA and HRA need to be published for consultation alongside the draft Local Plan.
- 2.23 The purpose of the SA process is to assess the proposals in the Local Plan, and reasonable alternatives, against a range of social, environmental and economic criteria. The SA also deals with the requirement for a Strategic Environmental Assessment (SEA) of the draft Plan. The purpose of the HRA is to consider the Local Plan proposals in the light of international wildlife designations, and to ascertain whether those proposals are acceptable in relation to any “likely significant effect” on the international wildlife sites.
- 2.24 A Sustainability Report was published alongside the Issues & Options paper, and set out the relative merits of different development strategies. This concluded that an urban edge/infill strategy represented the most suitable option.
- 2.25 However, given the additional housing requirements and the fact that some sites had been submitted, which would effectively act as new settlements, it was considered appropriate to explore whether mitigation measures could make the option of a new settlement sustainable.
- 2.26 The New Settlement Mitigation Study concluded that new settlement options could be made more sustainable through the implementation of robust mitigation. These mitigation measures include increased public transport provision; provision of alternative transport such as walking or cycling; provision of green infrastructure and open space; provision of an appropriate housing mix/tenure and biodiversity considerations such as avoidance of priority species.

Findings from other studies

- 2.27 A number of other studies have been undertaken over the last few months, to ensure that the evidence base for the draft Local Plan remains relevant and up-to-date. The detail and outcomes from these studies, and the implications for the Local Plan process, are set out below.

- **Strategic Housing Market Assessment (SHMA)**

The SHMA informs the housing requirements over the plan period, and has been updated to take account of the 2014-based ONS Sub-National Population Projections and CLG Household Projections. The amount of housing required is identified as an Objectively Assessed Need (OAN).

The projections show a stronger population growth, which requires a higher level of OAN at 17,140 new dwellings for the 2011-31 Plan period. The updated SHMA has revised the affordable housing target as 47% (although this will have

to be considered alongside viability issues). It also identifies a need for 76 units per annum (1,522 over the plan period) of specialist accommodation for older persons in view of the projected increase in population of older persons identified in the 2014 projections.

▪ **Retail Study**

The Thanet Retail and Leisure Assessment was updated to reflect the findings of the Strategic Housing Market Assessment and has taken into account all recent permissions, developments and commitments in the pipeline.

The retail need at Westwood has been revised down to 23,903sqm to the end of the Plan period from 36,280sqm. Retail need for the whole district is revised down to 39,171sqm. Both of these figures include all the A use classes (this includes shops, financial and professional services, restaurants and cafes, drinking establishments and hot-food take-aways).

This evidence requires no further change to the draft Local Plan.

▪ **New Economic Growth Strategy**

Members will be aware that a significant amount of work has been undertaken to review the Council's Economic Growth Strategy. This review work has been led by consultants BBP and SQW, with input from officers, members, local businesses and other relevant organisations.

Although many of the recommendations do not relate directly to the draft Local Plan, there are undoubtedly some implications for the Plan arising from this review of the Council's role in supporting economic growth:

- (1) Ensuring that new housing development is of a type, size and quality to be able to accommodate a growing workforce;
- (2) Include reference to advanced manufacturing and other important economic sectors under the Economic Strategy section of the Plan;
- (3) Supporting tourism development;
- (4) Policy support for Port development;
- (5) The need to bring forward key infrastructure that supports economic development through the Infrastructure Delivery Plan (IDP). This is addressed elsewhere in this report;
- (6) Include a policy to support the growth and development of local university/college campuses, where needed, to improve and develop local skills base; and
- (7) Provide policy support for long-term feasibility modelling for Margate and Ramsgate.

Key Issues to be addressed

- 2.28 In view of the changed circumstances surrounding the draft Local Plan, and the new evidence received regarding housing needs and requirements, and the viability of the Airport, it is recommended that the next stage of consultation should focus on some

key areas of the main issues raised at consultation – housing numbers and sites; the future Airport; infrastructure provision; SA/SEA and HRA, and related matters.

- 2.29 Other issues raised and other changes required can be addressed at the pre-Submission publication stage (the final formal stage before the draft Plan is submitted for Examination).

Housing Numbers

- 2.30 As mentioned above, many objections were received to the level of housing proposed at the last stage of consultation, either in principle or because of concerns about related matters such as environmental impact or the need for social and physical infrastructure; or that the Council had come to a conclusion on housing numbers on the basis of out-of-date information.
- 2.31 While these concerns are noted, Government guidance on the provision of new housing through the planning system is clear. The objectively-assessed need (OAN) for housing should be determined through a Strategic Housing Market Assessment (SHMA), with other relevant population and market factors taken into account. The OAN figure should not at that stage take into account constraints, so that the figure fully reflects the housing need in the area.
- 2.32 The latest SHMA update (based on the 2014-based Sub-National Population Projections identifies the OAN for Thanet as 17,140 dwellings. However, it should be noted that, taking into account completions since 2011; extant planning permissions; anticipated “windfall” sites in the Plan period; and including empty homes being brought back into use, the draft Plan only needs to make provision for an additional 9,300 dwellings. Taking into account allocations in the Preferred Options Local Plan, this requires an additional 2,753 dwellings to be identified at this stage.
- 2.33 However, the NPPF (para 47) also requires that Local Plans should demonstrate that the supply is sufficiently flexible and resilient, “to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”, and there therefore needs to be a sufficient margin of provision above the actual requirement to deal with these circumstances. The proposed revisions set out in this report would address that issue.
- 2.34 It is expected (NPPF, para 47) that Local Plans will meet the full OAN for the area concerned.
- 2.35 The NPPF does allow for exceptions to this approach, under para 14, which states that “Local Plans should meet objectively assessed needs...unless...specific policies in this Framework indicate development should be restricted”.
- 2.36 These primary restrictions are set out in the National Planning Policy Framework (NPPF)(under Footnote 9, p4), and indicates, for example, those policies relating to:
- sites protected under the Birds and Habitats Directives (see NPPF para 119); and/or designated as Sites of Special Scientific Interest;
 - land designated as Green Belt;
 - Local Green Space;
 - an Area of Outstanding Natural Beauty (AONB), Heritage Coast or within a National Park;
 - designated heritage assets; and
 - locations at risk of flooding or coastal erosion.

- 2.37 Only one of these applies in any significant form in Thanet – national and international wildlife sites (Sites of Special Scientific Interest; Special Protection Areas; SACs; Ramsar Sites). However, these are all at the coast and are not directly affected by housing. Indirect effects from recreation can be mitigated, based on advice from Natural England, and this strategy forms the basis for the Thanet Coast Project.
- 2.38 This is set out in more detail in the Strategic Access Management and Monitoring (SAMM) strategy, which provides the mechanism to mitigate the potential in-combination effect of new housing development on the Thanet Coast and Sandwich Bay Special Protection Area. Such mitigation is a requirement of the Habitat Regulations and applies to all new residential development in the district.
- 2.39 The mitigation takes the form of a wardening scheme, and is funded by the collection of S106 for all residential developments of 10 or more dwellings at present, later to be applied to all residential development.
- 2.40 The district also has areas at risk to flooding and designated heritage assets, but the draft Local Plan seeks to avoid areas at risk to flooding, and to ensure that development that could affect a designated heritage asset (including setting) is appropriately designed.
- 2.41 In considering site options, the Council must give consideration to these factors, and generally seek to avoid the sensitive areas referred to in Footnote 9.
- 2.42 During the consultation, concerns were raised about the loss of best and most versatile agricultural land in the Local Plan. This clearly does act as a constraint, but only a partial one. The NPPF states (para 112) that “Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.”
- 2.43 In Thanet district, there is a high proportion of best and most versatile farmland, and (according to the Defra Agricultural Land Classification map) those areas of a lower quality are located in small patches or in flood risk areas, and it is therefore very difficult to make the distinction set out in the NPPF. What is clear is that this is regarded as a less significant restriction than those listed in Footnote 9.
- 2.44 The provision of physical and social infrastructure, a concern of many respondents, is addressed later in this report.

Use of empty properties

- 2.45 The historical position has been that empty homes cannot be considered part of the housing land supply that can be offset against a local authority’s Local Plan housing requirements. This is because they are already considered to be part of the housing stock.
- 2.46 This is compounded by the fact that in projecting future housing demand, the ratio of empty properties is applied to the new requirements as well as old stock, thereby driving up the housing requirement.
- 2.47 However, the Council has received advice that some empty properties can be considered as contributing to land supply, when the following criteria are met:

- (1) The properties in question have been empty for a period of 4 years or more.

This is based on the position that over that period it can be argued that those properties have been vacant and unused for such a long period that they are no longer available in the housing market and therefore not part of the active housing stock; and

- (2) The Council has an active and robust programme for bringing those properties back into use.

This is based on the position that such housing is returned to the market, almost as if it were new housing stock.

2.48 The Council has an Empty Homes programme which it is calculated has, over the last few years, successfully brought about 110 dwellings back into use each year, over the last 5 years.

2.49 A review of empty property has been undertaken, and (excluding properties which have been the subject of planning permission – these are already counted separately in the housing land supply), it is believed that the Local Plan can include in the housing land supply 540 units for the Plan period arising from empty properties being brought back into use. This will need to be regularly monitored, and is dependent on the Council's Empty Homes programme continuing through at least the Plan period.

Calculation of "windfall" supply

2.50 "Windfall" sites are those sites which come forward during the Plan period, but without being specifically identified through the Local Plan process. These sites are almost exclusively previously-developed (brownfield) land. There is a long history of such sites coming forward in Thanet, and the NPPF allows a reasonable calculation of such sites to be included in the Local Plan housing land supply.

2.51 In the Preferred Option draft Local Plan, an allowance of 1,644 was made. This calculation has been reviewed and, on the basis of the history of "windfall" housing delivery over the last 8 years, it is recommended that a figure of 2,700 is included in the housing land supply.

5-year Housing Land Supply

2.52 One of the things that local authorities should be able to demonstrate is that the sites in its housing land supply are deliverable (NPPF, para 47). This report sets out a position on housing land supply, which will enable the Council to demonstrate a proper supply of housing land through the Plan period.

Residual housing requirements

Component of supply	No. of units	Residual requirement
Requirement	17140	17140
Completions 2011-16	1555	15585
Extant planning permissions as at 31/03/16	3017	12568
Windfalls	2700	9868
Empty Homes	540	9328
Extant Allocations (Preferred Options Plan)	6575	2753

- 2.53 However, there are a number of sites that need to be removed from the draft Plan for other reasons (either the allocations are not supported by landowners, or may be developed for other purposes, and are unlikely to be available for housing):

Site	No. Dwellings	Site Ref
1,2, 92-96 Harbour Parade	14	S219
Rear of 102-114 Grange Road	10	S316
St Benedict's Church, Whitehall Road, Ramsgate	12	SR10
Ramsgate Garden Centre, Hereson Rd, Ramsgate	62	SR57
Station Road, Minster	5	S088
Tothill Street, Minster (part of site only)	0	S85
140 – 144 Newington Road	50	SS40
Land at Holy Trinity Primary School, Dumpton Park Drive, Ramsgate	33	S525
86-88 Ellington Road, Ramsgate	9	SR21
Dane Valley Filling Station, Millmead Road, Margate	7	SR34
6 Surrey Road	5	S348
Land adjoining Seafield Road, Ramsgate	9	SR22
Former Manston Allotments	61	S452
R/O 18-36 St Peters Road	5	SO42
Total	282	

New Housing sites

- 2.54 A number of new site options have been assessed through the different stages of the draft Local Plan, and these have also been subject to Sustainability Appraisal (SA). In essence, these fall into two categories:

1. Continue the current approach of infill and urban extensions; or
2. Seek a suitable location for a new settlement.

- 2.55 As mentioned above, the early stages of SA clearly indicated that a strategy of urban extensions was the preferable strategy in terms of the SA objectives. For this stage of the draft Plan, some additional work was undertaken by the SA advisors, which indicates that, with some key elements addressed, a new settlement in the district could be acceptable in terms of the SA objectives.

- 2.56 On this basis, the SA concludes that either can be a suitable strategy, subject to those conditions. The SA also indicates that, of all the land proposals that could be considered as new settlements, the Airport site would be the most sustainable site.
- 2.57 It is not recommended to remove any of the sites identified for housing in the Preferred Options draft Local Plan, for a number of reasons:
- (1) They are consistent with the urban fringe option identified as being the most sustainable through the SA process; and
 - (2) They help to deliver key pieces of infrastructure; notably the proposed Inner Circuit road scheme.

Housing Omission sites

- 2.58 At the last consultation, the Council received a number of proposals for new sites that had not been allocated in the draft Local Plan. Some of these sites had been previously considered and not allocated, and some are new sites. The new sites have all been subject to the same assessment as sites submitted earlier in the “call for sites” process.
- 2.59 Some of these are recommended to be included at the next stage of consultation, as a result of the assessment undertaken.

Future of the Airport site

- 2.60 Following the closure of the Airport in 2014, Cabinet resolved on 31st July of that year to carry out a soft-market testing exercise to identify a CPO (compulsory purchase order) Indemnity Partner – a third party who could cover the costs of compulsory purchase of the Manston Airport site. Subsequently in December 2014 Cabinet resolved that no further action be taken at the present time on a CPO of Manston Airport, on the basis that the Council had not identified any suitable expressions of interest that fulfil the requirements of the Council for a CPO indemnity partner and that it does not have the financial resources to pursue a CPO in its own right.
- 2.61 In July 2015, Cabinet decided to review the December decision and authorised that advice be obtained to determine whether RiverOak are a suitable indemnity partner in relation to a CPO for Manston Airport and to provide advice on the indemnity agreement and CPO process generally. Subsequently, in October 2015, Cabinet reviewed its position and decided that no further action be taken at the present time on a CPO of Manston Airport, on the basis that RiverOak do not fulfil the requirements of the Council for an indemnity partner.
- 2.62 In December 2015 Cabinet sought to set out a formal process for identifying interest from third parties to be a Council indemnity partner for a potential CPO for Manston Airport. Subsequently in June 2016 Cabinet considered a report which drew the conclusions that in terms of the key lines of enquiry, the market cannot deliver on the council’s requirements; there is no established market which is able to deliver, or an adequate number of operators; the market has no capacity to deliver the requirements and there is no cost or other benefits in taking this matter further. Cabinet noted the results of the soft market testing assessment and decided to take no further action in respect of the interested parties.
- 2.63 Members will be aware that an independent study was commissioned from Avia Solutions into the viability of Airport operations at Manston, and that this report has now been submitted to the Council.

- 2.64 Avia Solutions conclude that “airport operations at Manston are very unlikely to be financially viable in the longer term and almost certainly not possible in the period to 2031”.
- 2.65 This conclusion is based on an assessment of future air traffic demand. Even applying assumptions favourable to Manston Airport, the report concluded that it is most unlikely that Manston Airport would attract private investors, nor represent a viable investment opportunity in both the longer-term – after 2040 – and certainly not during the Local Plan period.
- 2.66 This does not meet the threshold set out in the National Planning Policy Framework (para 22), which states that sites should not be protected “for employment use where there is no reasonable prospect of a site being used for that purpose”. Although the Airport site is not a typical employment site, the broad principle of deliverability of development proposals is applied through the NPPF; in particular paragraph 182, which addresses the requirement for Plan to be “sound”. Para 182 advises that one of the key elements of “soundness” is that Plan should be “effective”; that is, “the plan should be deliverable over its period”. The NPPF (para 22) goes on to say that proposals for alternative uses should be considered, where this is not the case.
- 2.67 There is, therefore, insufficient evidence to justify a policy to retain the Airport site during the period of the Local Plan.
- 2.68 The site therefore needs to be considered for other potential uses through the Local Plan process. The site contains a significant element of previously-developed land, and the NPPF (para 111) indicates that planning policies “should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”. This also has potential implications for the location of new housing to meet the increased housing requirement.
- 2.69 Members will be aware that RiverOak are currently in pre-application discussions with the Planning Inspectorate regarding a Development Consent Order (DCO) relating to their proposals for the Airport. This is a separate process and does not prevent the Council taking a decision to consult on a different approach to the site as part of the Local Plan consultation.
- 2.70 Proposed New Housing sites
- 2.71 On the basis of the assessments undertaken, the following additional sites are proposed to be included in the draft Local Plan, for consultation:
- Manston Airport site – at least 2,500 dwellings (together with a range of other uses including business space; local retail provision; primary schools, etc);
 - Land at Manston Road/Shottendane Road, Margate – 250 dwellings; and
 - Land at Manston Court Road/Haine Road – 700 dwellings.
- 2.72 This option would be consistent with the findings of the Sustainability Appraisal and the assessment of sites.
- Employment land
- 2.72 A number of responses were received indicating that the levels of employment land set out in the draft Local Plan were too high. Although the over-supply of employment

land in Thanet is less than that in Canterbury or Dover, a review of employment sites has been carried out. As a result, the draft Local Plan proposing the removal of over 30 ha of older, less suitable, employment land for use as housing.

- 2.73 The Plan now proposes 56ha of employment land, in part reflecting the Eurokent Appeal decision.
- 2.74 This means that additional previously-developed or allocated land is now identified for housing purposes, reducing the pressure of greenfield land elsewhere.
- 2.75 However, it should be noted that there is still sufficient land allocate within the draft Local Plan to meet the projected job creation over the Plan period. It will not therefore inhibit the Council's emerging Economic Growth Strategy or the ability of the Local Plan to support its implementation. Adequate land has been identified to accommodate all sectors of the economy particularly the anticipated growth sectors.
- 2.76 Employment omission sites
- 2.77 As with housing sites, a number of sites were put forward for employment uses. However, in general terms, there is a significant supply of employment land already existing in the district that more than meets the requirements for the Plan period.
- 2.78 As an overall strategy we need to cater mainly for small to medium enterprises but we need to make a choice of land available for larger advanced manufacturing businesses.
- 2.79 The Airport site, as part of a sustainable mixed-use development, could potentially accommodate up to 75,000sqm of new business floorspace.
- 2.80 With the loss of approximately 10 hectares of employment land at Eurokent due to the previous Appeal decision the choice of sites for such businesses is diminished. The airport site presents a significant opportunity to accommodate advanced manufacturing companies (a maximum of 8.5 hectares is proposed) whilst still reducing the overall employment land surplus.
- 2.81 Proposed changes to draft Local Plan
- 2.82 The proposed changes for consultation are set out at Annex 1. These changes address some of the key issues arising from the previous consultation, but also respond to the developing evidence base, and the requirements set out in Government guidance.
- 2.83 In accordance with the Barrister's advice, the changes are focussed on the provision of housing and employment land, the future of the Airport, and other directly related matters.
- 2.84 There are other changes that may need to be made to the draft Plan, and these will be addressed when the responses from the proposed consultation are reported back to Members. These other changes will be available for people to comment on at the pre-Submission stage.
- 2.85 This will include such matters as updating the detailed Local Plan text to reflect the new Economic Growth Strategy; including the Council's position in relation to applying the national technical standards; and any other changes that are required as a result of changed circumstances and Government guidance.

2.86 Infrastructure provision & the Infrastructure Delivery Plan (IDP)

2.87 As mentioned above, many correspondents raised objections to the level of development because of concerns about the level of infrastructure and service provision, particularly in the context of perceived problems with the existing infrastructure.

2.88 There is no doubt that this is a critical issue in relation to new development. Members will be aware that the District Council is directly responsible for only a few areas of this infrastructure – affordable housing; open space provision; Habitat Regulations mitigation. Most of the key infrastructure is planned or delivered by other public authorities (such as Kent County Council, Clinical Commissioning Group) or by private utility companies such as Southern Water or Scotia Gas Networks. Much of this infrastructure is to be funded directly by developers.

2.89 Whether the infrastructure is physical (utilities, roads, etc) or social (education; health and so on), it is vital that the Council and its partners work together to ensure that such infrastructure is delivered alongside development in a timely manner. The Council wishes to ensure that all partners are committed to infrastructure provision and is seeking “sign-off” from all the relevant funders/providers, as part of the IDP process.

2.90 The draft Infrastructure Delivery Plan (IDP)(Annex 8) should be regarded as a working document, being used to monitor progress on delivery. It is proposed that the draft IDP is made available for people to view during the consultation, but with the caveat that it is a work in progress, which requires the cooperation of numerous other bodies.

2.91 Local Green Space – consultation

2.92 Local Green Spaces can be identified by communities through the local or neighbourhood planning processes. As set out in the NPPF, once designated, a local green space will be afforded the same protection as Green Belts and new development will not be permitted other than in very special circumstances. The NPPF sets out the circumstances under which development may be permitted.

2.93 Local Green Spaces can only be designated where all of the following criteria apply (NPPF, para 77):

- The green space is in reasonably close proximity to the community it serves;
- The green area is demonstrably special to a local community and holds a particular local significance; and
- The green area concerned is local in character and is not an extensive tract of land.

2.94 The NPPF also advises that “the Local Green Space designation will not be appropriate for most green areas or open space” (para 77).

2.95 The previous draft of the Local Plan did refer to the possibility of identifying local green spaces, but no sites were submitted for consideration through that process). A number of sites were suggested for open space protection, but these may be more suited to Local Green Space protection. It is considered that a specific opportunity should be given for local groups to identify such areas.

2.96 It should be noted that the NPPF is clear (para 76) that “identifying land as Local Green Space should therefore be consistent with the local planning of sustainable

development and complement investment in sufficient homes, jobs and other essential services". In other words, the use of local green space designations should not prevent development that is necessary through the Local Plan process.

2.97 It is equally valid for such sites to be proposed through the Neighbourhood Plan process, but they would need to be subject to the same level of assessment.

2.98 Recommended approach to consultation

2.99 The recommendation is that the Council consults on some of the key issues set out in the attached schedule (Annex 1) only at this stage, following the advice of the Local Plan Barrister. This means that the consultation would be focussed on specific issues directly related to overall housing requirements; new housing sites; changes to employment land; the future of the Airport and its relationship to housing and employment provision; and infrastructure provision.

2.100 The Council would also be consulting on the Sustainability Appraisal work to date; and inviting local people to submit proposals for Local Green Space. Other studies, supporting documents and other key documents such as the draft Infrastructure Delivery Plan would be available for people to view and use to inform their comments on the draft Plan.

2.101 This means that the Council would not be consulting on the other main issues and other changes at this stage. These changes would be made at the pre-Submission stage and there would be a further chance to comment on those changes at that stage.

2.102 Other documents on which consultation is required

2.103 KCC are (subject to decisions on the draft Local Plan) preparing a Draft Transport Strategy for the district.

2.104 The Transport Strategy has a clear and important relationship with the draft Local Plan, and there is considerable value in consulting on these at a similar point in time. No final timetable for that consultation has been decided, but it is expected to follow the draft Local Plan consultation.

2.105 Options

2.106 The Council's options in terms of the proposed consultation are set out at Section 3.

2.107 Next steps

2.108 Once this consultation is complete, the comments will be considered, and a final pre-Submission draft Plan will be published to allow final comments, before submission to the Planning Inspectorate (PINS) for independent Examination.

2.109 Amendments to the Local Development Scheme

2.110 The Council reviewed the LDS in 2015, but it requires updating.

2.111 Since that time, Government guidance continues to change, and the Council's barrister has recommended a different approach. This means that the current LDS needs to be amended and published so that people have a clear idea of the proposed programme going forward.

2.112 If a focussed consultation goes ahead in January, as proposed, it is anticipated that the programme will be as follows:

- Consultation to start mid-January 2017 (exact date tbc) for a period of 6 weeks
- Publication of Submission version (full Local Plan) - Summer 2017
- Submission to Planning Inspectorate/Examination - end of 2017

2.113 There may be other, minor consequential changes to the LDS, but Cabinet is asked to agree the timetable for the draft Local Plan.

2.114 Consideration by Overview & Scrutiny Panel

2.115 This report was considered by the Overview & Scrutiny Panel on 21st November. The Panel agreed the following recommendations to Cabinet:

1. Include specific recommendations in the consultation that underline the inclusion of potential aviation use as part of a mixed use scenario;
2. Should explicitly explain that evidence produced during the coming phases of consultation can still be considered between now and examination in public; and
3. Further reviews be conducted to the rejected list to get extra space for housing development in order to minimise the use of green fields.

3.0 Options

3.1 in considering this report, there are 3 options:

- (1) To publish the proposed changes to the draft Local Plan for consultation - it is recommended that Cabinet choose this option, since it responds to Government guidance, the developing evidence base, and accords with legal advice. It also provides local communities and other stakeholders with the opportunity to comment further on key issues affecting the Local Plan;
- (2) To publish proposed changes to the draft Local Plan for consultation, but in an amended form – there may be some changes that Members wish to consider before the draft Plan changes are published. However, any changes must follow Government guidance and be based on evidence. If changes are made that do not follow evidence and Government guidance, this potentially puts the Council at serious risk of the draft Plan being found “unsound”.

This not only could delay the Plan, and risk intervention by the Department for Communities & Local Government, but it is likely to lead to an increase in Appeals on unallocated development sites, which might be approved against the Council’s position and result in costs being awarded against the Council. It could also put at risk the provision of strategic infrastructure that is needed to support new development. The recommendation is therefore that Members agree the substantive matters as set out in the report, since those matters are seen as critical to the delivery of a sound Local Plan;

- (3) Not to publish the changes for consultation – the publication of these matters for consultation is the next step in the Local Plan process. If the Council does not demonstrate that it is making progress with its Local Plan, there is a risk that the Department for Communities & Local Government could intervene in the making of the Plan. If the Council wishes to retain control of the Local Plan process, it

must show that it is making significant progress in dealing with key issues and moving towards a new Local Plan.

This not only could delay the Plan, and risk intervention from DCLG, but it is likely to lead to an increase in Appeals on unallocated development sites, which might be approved against the Council's position and result in costs being awarded against the Council. It could also put at risk the provision of strategic infrastructure that is needed to support new development.

This approach is not recommended.

Option 1 is recommended for the reasons set out above, and in Section 2 of the Report.

Contact Officer:	Adrian Verrall, Strategic Planning Manager, extn 7139
Reporting to:	Rob Kenyon, Director of Community Services

Annex List

Annex 1	Proposed Revisions to the draft Local Plan
Annex 2	Main issues from previous consultation and proposed responses
Annex 3	Preferred Options revisions – draft SA matrices
Annex 4	SA Non-Technical Summary
Annex 5	Thanet Local Plan SA – Preferred Options 2015
Annex 6	SA Advice on New Settlements
Annex 7	Habitat Regulations Assessment
Annex 8	Draft Infrastructure Delivery Plan

Background Papers

Title	Details of where to access copy
National Planning Policy Framework	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/116950.pdf
Planning Practice Guidance	http://planningguidance.communities.gov.uk/blog/guidance/
Strategic Housing Market Assessment (SHMA) – update report	https://www.thanet.gov.uk/media/3560943/Updated-Assessment-of-Objectively-Assessed-Housing-Need-Draft-0209.pdf
Retail Study Update 2016	https://www.thanet.gov.uk/media/3556051/FINAL-Thanet-Retail-Study-Update-2016.PDF
Airport Viability Study	https://www.thanet.gov.uk/media/3500741/Final-Report-for-TDC-Manston-Airport-Viability-Oct2017_2.pdf
Economic Growth Strategy	http://democracy.thanet.gov.uk/documents/s52874/Thanet%20Economic%20Growth%20Strat%20for%20Cabinet%20final.pdf

Corporate Consultation

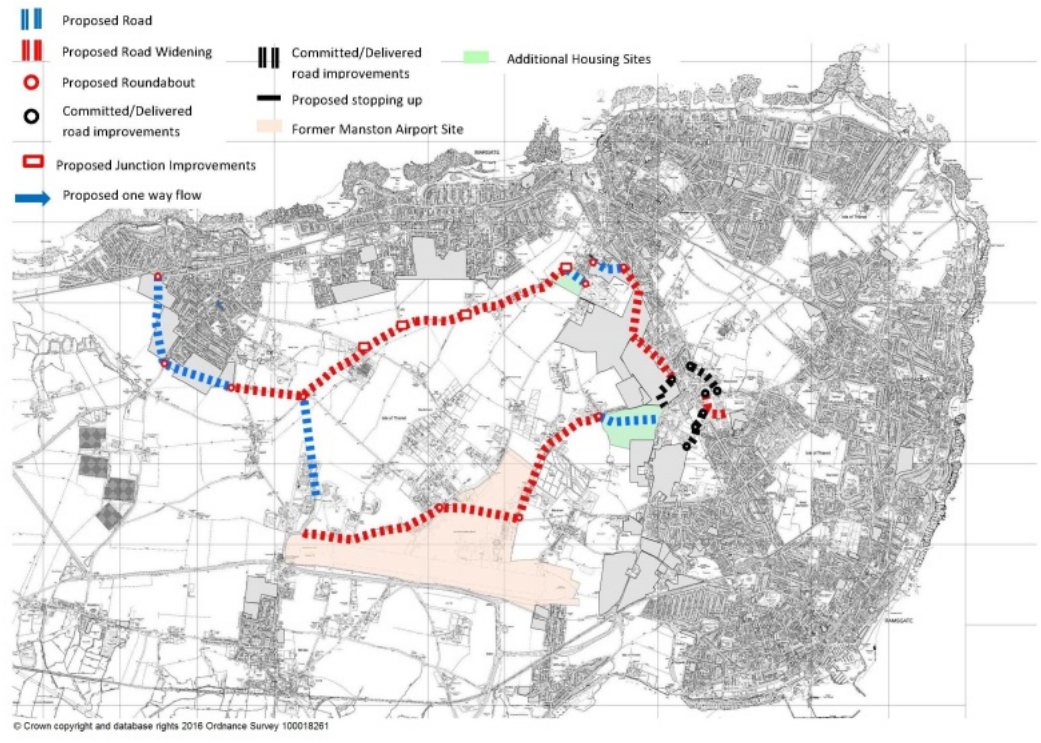
Finance	Matt Sanham, Corporate Finance Manager
Legal	Tim Howes, Director of Corporate Governance & Monitoring Officer

Preferred Options Revisions

Summary Map

Summary Map

The map below shows the proposed new housing sites (the sites previously proposed for housing allocations are shown in grey) and the proposed road infrastructure from the Thanet Transport Strategy.



SP05 - Former Airport Site

Following the closure of Manston Airport in May 2014 the Council has made significant efforts to support a functioning aviation use on the site and has explored its CPO powers in seeking an indemnity partner and has carried out extensive soft market testing to seek an airport operator to run the airport.

In order to satisfy the requirements of the National Planning Policy Framework (NPPF) which states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose the Council commissioned an airport viability study by Avia Solutions. This was to look at whether an airport was a viable option for the site within the plan period to 2031. This report took into account national and international air travel and transport and the way in which it is likely to develop over the next 15-20 years and looked at previous reports and developments in national aviation.

The report concluded that airport operations at Manston are very unlikely to be financially viable in the longer term, and almost certainly not possible in the period to 2031.

Taking on board the conclusions of the airport viability report and given the level of objectively assessed housing need the Council considers that the best use for this 320ha brownfield site is for a mixed use development primarily focused on residential.

The policy seeks to create an attractive sustainable free standing new settlement with a district centre and featuring all the amenities needed for a town. Development will also deliver important links across Thanet and improved access to and from the site and provide open space and community facilities that the whole of Thanet can access.

SP05 - Former Airport Site

Land is allocated for a mixed use settlement at the site of the former Manston Airport as defined on the policies map. The site has the capacity to deliver at least 2,500 new dwellings, and up to 85,000sqm employment and leisure floorspace.

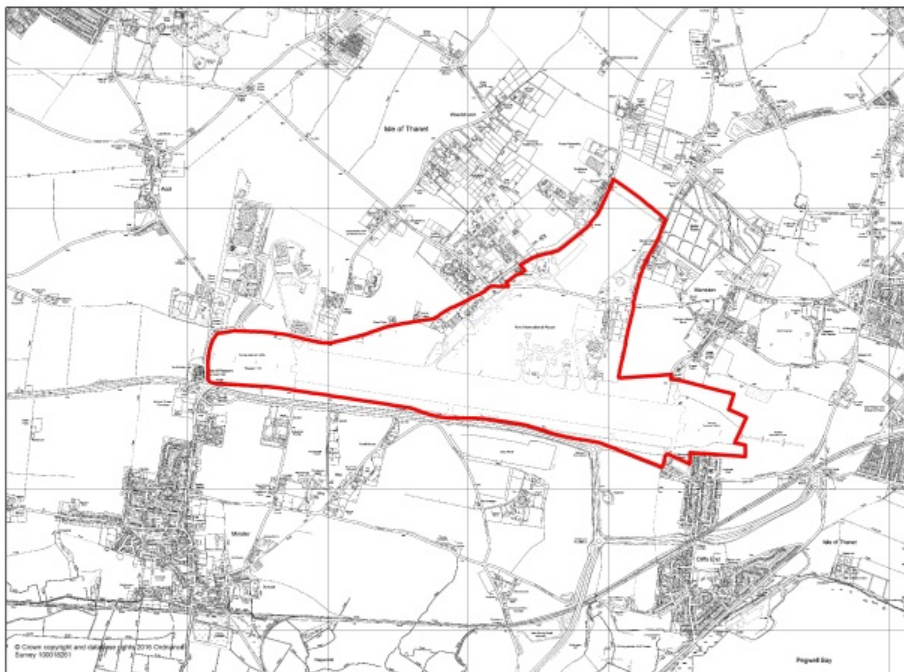
The overarching principle of development of this settlement is the creation of a single sustainable settlement that can be easily served by public transport and with good, easily walkable access to central community services and other facilities.

Contributions will be required to meet the following provisions and proposals will be judged and permitted only in accordance with a development brief and comprehensive masterplan for the whole site detailing:

- How the requirements of the Transport Strategy will be met including the upgrade of Manston Court Road and improvements to Spitfire junction.
- The relationship to the Parkway Station and Ramsgate Port including a southern bypass of Manston village and a direct link from the site to the A299 roundabout linking with the southbound dual carriageway.
- A travel plan to include a public transport strategy linking the site to existing services, demonstration of how the site links with and relates to neighbouring settlements;
- Key routes for traffic-calming measures
- Coherent phasing and evidence of deliverability
- A business plan to demonstrate how the employment will be delivered, and how it will relate and link to Manston Business Park
- The provision of a District Centre to meet the retail need of the development, fit within the retail hierarchy and serve the appropriate catchment, as well as provision of complementary uses such as community business space and leisure uses/recreational facilities.
- Provision of community facilities as outlined in the Infrastructure delivery plan (IDP) including a primary school facility at 4 forms of entry, and a Doctors Surgery
- A Landscape and Visual Impact Assessment to address
 - the visual sensitivity of the site focussing on retention of open space and protecting wide open landscape and strategic views;
 - how new built development will be designed to minimise visual impact on the open landscape of the central island. Particular attention must be given to roofscape for the purposes of minimising the mass of the buildings at the skyline when viewed from the south.
- Design and Heritage statements to include:
 - An appropriate landscaping scheme, to be designed and implemented as an integral part of the development.
 - Provision of 31.77 Ha open space in accordance with Table 7 as required by Policy GI04, and integrated green infrastructure to include walking, cycling and equestrian routes and facilities
 - A buffer between the development and Manston Village. Settlement separation between the villages of Manston, Minster, Cliffsend and Acol and Thanet Urban Area
 - Pre design archaeological assessment
 - Links to the sites heritage to support tourism in Thanet, including consideration of proposals that would permit a limited element of aviation use^[1]
 - Detail as to how the runway will be incorporated into the development scheme and what functions it will serve.
- Provision of surface water management/sustainable drainage schemes that will not contaminate groundwater sources, and any proposed initiatives that will improve the condition of the groundwater

Development proposals must:

- **Provide an appropriate mix of dwellings to meet the requirements of Policy SP18**
- **Provide affordable housing to meet the requirements of Policy SP19** (**NB SP19 is being amended to request affordable housing for more than 10 units)
- **Provide one electric car charging point for every 10 parking spaces provided**
- **Consider accommodating any self-build requirements included in the self-build register**
- **Contribute towards the Strategic Access Management and Monitoring scheme to meet the requirements of SP25**
- **Include an assessment of the sites functionality as a roosting or feeding resource for the interest features of the Thanet Coast and Sandwich Bay SPA Protection Area, including areas within 400m of the development sites boundary, and provide mitigation where necessary**
- **Retain existing boundary features where possible**
- **Provide a connection to the sewerage system at the nearest point of adequate capacity, in collaboration with the service provider**
- **Allow future access to the existing water supply infrastructure for maintenance and upsizing purposes**
- **Provide for the installation of digital infrastructure**
- **Provide a Statement of Social Impacts addressing any needs for community facilities identified in the Infrastructure Delivery Plan**



1. Number of flights below the threshold that would require a statutory licence. [\[back\]](#)

SP11 - Housing Provision

Amount of Housing

The local plan must allocate enough land to accommodate the amount of housing needed by 2031. The amount of housing is known as the Objectively Assessed Need (OAN) and is calculated based on population growth and population change.

The OAN identified for the Preferred Options Draft Local Plan was 12000 additional homes between 2011 and 2031. The OAN has since been revised to reflect the 2014 population and household projections and is now identified as 17,140 additional homes over the 20 year period until 2031.

It is proposed to amend policy SP11 as follows to reflect the most recent population and household projections:

Policy SP11 - Housing Provision

Provision is made for a total of 17,140 additional homes in the period to 2031, with notional delivery across the period as indicated below.

Period	2011-16	2016-21	2021-26	2026-31	Total
Additional homes	4,285	4,285	4,285	4,285	17,140

A number of allocated sites are of strategic importance for delivering the quantity and type and variety of homes required to deliver the strategy. These are identified as Strategic Sites. The distribution of allocated housing land is illustrated in Table 2.

Within total housing provision shown below the Strategic Housing Land Availability Assessment suggests capacity to deliver some 3017 dwellings exists by way of sites which have already received planning permission. In addition some 1555 dwellings have already been delivered since the start of the plan period.

Table 2 - Total Housing Provision

Period	2011-2031
Strategic Sites (sites of 500+ dwellings)	
Westwood	1450
Birchington on Sea	1000
Westgate on Sea	1000
Manston Green	700
Land at Manston Court/Haine Road	700
Former Airport Site	2,500
Other Housing Sites/Areas	
Land at Manston Road/Shottendane Road	250

Margate & Cliftonville	816
Ramsgate	793
Broadstairs & St Peters	304
Birchington on Sea	101
Westgate on Sea	36
Rural Settlements	375
Windfall Sites (based on 225 units per year, discounted for years 1-3 to avoid double counting)	2700
Completed since 2011	1555
Extant planning permissions	3017
Empty Properties	540
Total	17,837

Location of Housing

Location of Housing - Proposed additional sites

Additional sites have been identified as proposed housing allocations in order to meet the new Objectively Assessed Need. Some of these sites are adjacent to existing allocations proposed in the Preferred Options draft local plan and should form a comprehensive scheme with those sites. This will ensure the delivery of associated highways and infrastructure requirements which will be set out in policies in the pre-submission draft local plan. The following sites have been identified as additional housing allocations:

Site	Potential Capacity	Policy implications
Land at Manston Road/Shottendane Road	250	New housing policy
Eurokent	Up to 550 (200 additional dwellings)	Policy SPO7 to be updated to reflect additional housing capacity as per recent appeal decision
Land at Manston Court Road/Haine Road	700	New strategic housing policy
Former airport site	2,500	New strategic policy for a mixed use development to replace Policy SP05
	Total 4000 additional dwellings	

Some sites are no longer available as potential housing allocations as they are not supported by landowners or are being developed for non-residential uses. The following sites have been deleted as housing site allocations (listed in the amendments to Appendix B)

Site	No. Dwellings	Site Ref
1,2, 92-96 Harbour Parade	14	S219
Rear of 102-114 Grange Road	10	S316
St Benedict's Church, Whitehall Road, Ramsgate	12	SR10
Ramsgate Garden Centre, Hereson Rd, Ramsgate	62	SR57
Station Road Minster	5	S088
Tothill Street, Minster		S85
140 – 144 Newington Road	50	SS40
Land at Holy Trinity Primary School, Dumpton Park Drive, Ramsgate	33	S525
86-88 Ellington Road, Ramsgate	9	SR21

Dane Valley Filling Station, Millmead Road, Margate	7	SR34
6 Surrey Road	5	S348
Land adjoining Seafield Road, Ramsgate	9	SR22
Former Manston Allotments	61	S452
R/O 18-36 St Peters Road	5	SO42
Total	282	

New Policy - Land at Manston Court Road/Haine Road

Strategic Policy - Land at Manston Court Road/Haine Road

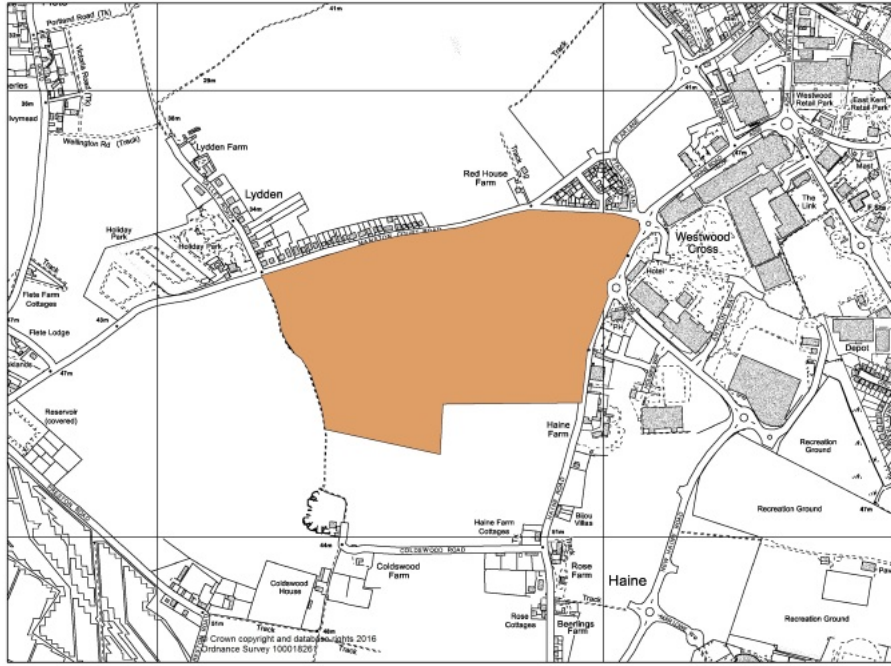
Land is allocated for a mixed use development, comprising up to 700 new dwellings at a maximum density of 30 dwellings per hectare net, and leisure uses. This allocation adjoins other sites allocated for residential development (strategic sites S141, S511, S553 & S447 and other housing sites S535 & S549). Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site integrating with development at the adjoining sites. The Masterplan shall incorporate:

- 1) Contributions to highway improvements identified in the Transport Strategy**
- 2) a minimum of 9 ha of open space in accordance with the standards set out in Table 7**

Phasing of development will be in accordance with the amendments to Appendix B.

Masterplanning shall:

- **Provide an appropriate mix of dwellings to meet the requirements of Policy SP18**
 - **Provide affordable housing to meet the requirements of Policy SP19 (**NB SP19 is being amended to request affordable housing for more than 10 units)**
 - **Provide one electric car charging point for every 10 parking spaces provided**
 - **Consider accommodating any self-build requirements included in the self-build register**
 - **Contribute towards the Strategic Access Management and Monitoring scheme to meet the requirements of SP25**
 - **Include an assessment of the sites functionality as a roosting or feeding resource for the interest features of the Thanet Coast and Sandwich Bay Special Protection Area, including areas within 400m off the development sites boundary, and provide mitigation where necessary**
 - **Retain existing boundary features where possible**
 - **Provide a connection to the sewerage system at the nearest point of adequate capacity, in collaboration with the service provider**
 - **Allow future access to the existing water supply infrastructure for maintenance and upsizing purposes**
 - **Provide for the installation of digital infrastructure**
 - **Provide a Statement of Social Impacts addressing any needs for community facilities identified in the Infrastructure Delivery Plan**



Para 4.48 Local Green Space

Local Green Space

The Council is inviting Town and Parish Councils, Neighbourhood Forums and community organisations to submit areas for consideration as Local Green Space (LGS), during this public consultation. Paragraph 76 of the NPPF states, that local communities should be able to identify for special protection, green areas of particular importance to them. However, paragraph 77 states further that the local green space designation would not be appropriate for most green areas. For an area to be considered for the Local Green Space the NPPF identifies three instances when the designation should be made.

1. The green space should be in reasonable proximity to the community it serves;
2. The green space is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
3. Where the green area concerned is local in character and is **not** an extensive tract of land.

Other issues to consider when proposing an area for inclusion in this designation:

- a. The area does not have to be in public ownership, although contact with the landowner is advisable as they will have an opportunity to make representations in respect of the proposals affecting their land;
- b. How the land will be managed in the future
- c. Local Green Space designation cannot be applied to sites which have an existing planning permission or local plan allocation
- d. All proposals must be accompanied by an ordnance survey map with the site clearly identified

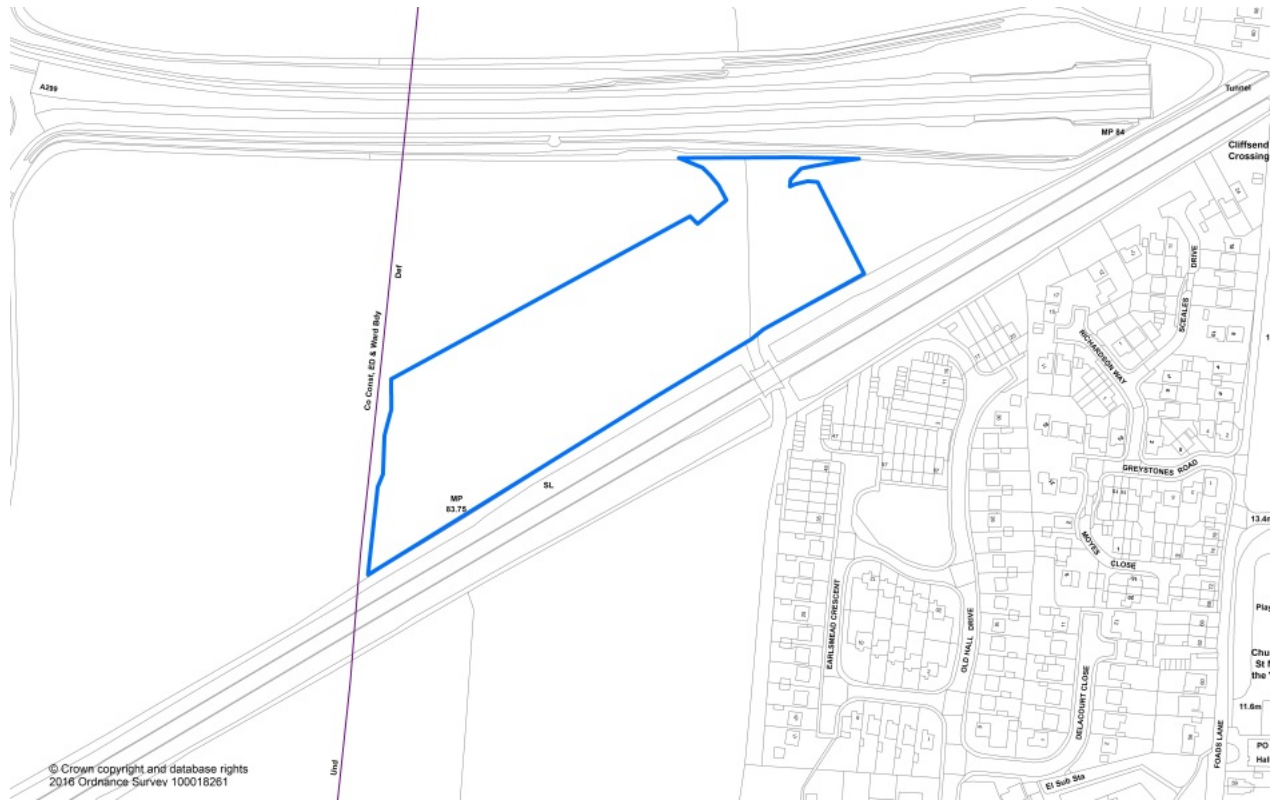
Further information is available from the following websites

NPPF web address <http://planningguidance.communities.gov.uk/wp-content/themes/planning-guidance/assets/NPPF.pdf> (paragraphs 76-79)

NPPG <http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

SP39 and Map 15 Thanet Parkway

The proposed location of the Parkway Station site has been revised, the wording for Policy SP39 remains unchanged.



New Strategic Routes Policy

Kent County Council and Thanet District Council have been preparing a new Transport Strategy for the district, which includes proposals for new and improved roads and junctions; enhancements to bus and train services and an expansion of the cycling/walking network.

The key element of the emerging Strategy is the development of a proposed “Inner Circuit” to serve new development and reduce pressure on the existing network (see map). This incorporates a new bypass for Birchington; a relief road for Westgate; connections to Westwood from the north-west and south; and improved connections to Manston Business Park, and should bring benefits to the wider road network. It is intended that the Inner Circuit schemes will incorporate provision for buses and cycling.

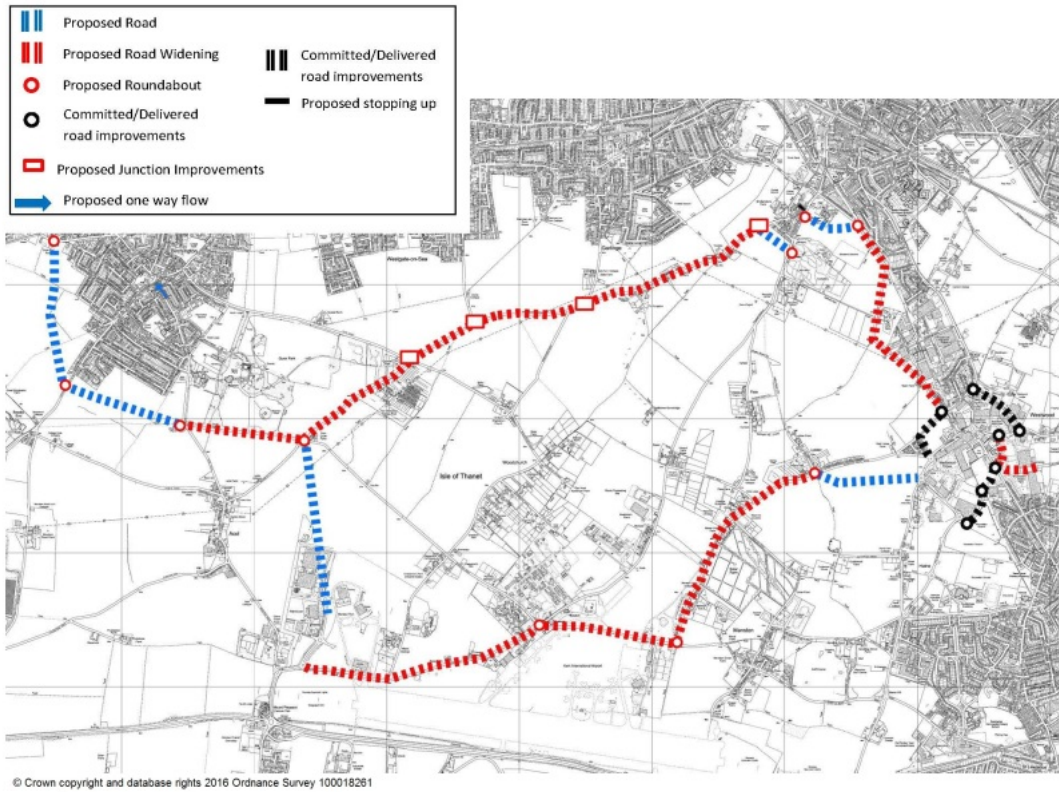
These road proposals are required to support proposed new development in the area, and the routes are safeguarded in this draft Local Plan to ensure that they can be completed in due course alongside the development set out in the draft Local Plan. As set out in the working draft of the Infrastructure Delivery Plan, this infrastructure is regarded as critical to support the development proposed in the draft Local Plan, and it is expected that all new development will contribute to the provision of all key infrastructure in a proportionate and appropriate way. The Council, with its partners, will also seek other forms of funding, to support infrastructure provision.

Strategic Policy - Strategic Routes

The following areas, as shown on the Policies Map, are safeguarded for the provision of key road schemes and junction improvements, to support the implementation of the Thanet Transport Strategy, including land at:

- 1. Birchington strategic housing site**
- 2. B2050 Manston Road, Birchington**
- 3. Shottendane Road (from Birchington to Margate)**
- 4. Shottendane Road-Manston Road housing site**
- 5. Nash Road-Manston Road housing site**
- 6. Nash Road, Margate**
- 7. Nash Road-Westwood strategic housing site**
- 8. Manston Court Road/Star Lane (from Haine Road, Westwood to B2050 Manston Road)**
- 9. B2050 Manston Road (from Manston Manston Court Road to Spitfire Junction)**
- 10. B2190 Spitfire Way (from Spitfire Junction to Columbus Avenue junction)**
- 11. From Columbus Way to Manston Road, Birchington**
- 12. Land between A254 Margate Road and A256 Westwood Road (including Millennium Way, Broadstairs**
- 13. Victoria Traffic Lights**
- 14. Coffin House Corner Traffic Lights**

The Council expects all new development to make a proportionate and appropriate contribution to the provision of this key infrastructure.



New Implementation Policy

The provision of infrastructure to support development is vitally important. The Council is working with the relevant agencies to ensure that it is fully informed about future infrastructure requirements and the timing of those requirements, and to make sure that this important social and physical infrastructure is provided in a timely manner alongside new development.

The Council has also prepared a draft Infrastructure Delivery Plan (IDP) in conjunction with those agencies, setting out the infrastructure requirements and the known costs; the phasing of the requirements and the body responsible for ensuring delivery. Some infrastructure would need to be provided directly by a developer on a given site; some would be off-site infrastructure funded by a developer and some would be funded by other mechanisms. The Council will also seek other forms of funding, as appropriate, to support the provision of key infrastructure identified in the working draft Infrastructure Delivery Plan.

The IDP addresses the full range of infrastructure required to support development and is the subject of ongoing independent viability assessment.

The Council is keen to ensure that the Local Plan is fully implemented, not just the housing and employment sites, but the full range of policies, so that the Plan is successful in supporting long-term economic growth and regeneration for the area, and meeting the strategic objectives of the Plan.

To this end, the Council has:

- Prepared a draft Infrastructure Delivery Plan, engaging with the relevant service providers and others to ensure that new housing development in particular, is supported by the requisite social and physical infrastructure;
- Carried out viability assessments to ensure that key infrastructure can be delivered at the appropriate time;
- Undertaken various discussions with neighbouring authorities, to ensure that wider infrastructure is considered as part of the Plan process;
- Sought to develop initiatives, outside the planning process, to encourage and attract inward investment, and in particular development investment, to the area; such as maintaining and developing partnerships with various agencies (such as the Homes & Communities Agency) and private developers groups (such as the Kent Developers Group); and
- Committed to the preparation of a robust monitoring framework.

The Council does not consider that the use of CPO powers will normally be required to implement the Plan, but it will give consideration to their use (subject to securing the appropriate indemnity arrangements with developers) if critical sites or infrastructure are delayed, to the detriment of implementing the provisions of the Plan.

The Council intends to monitor key elements of the Local Plan strategy, using the Annual Monitoring Report framework, to ensure that the overall strategy is delivered.

The Council will present a more detailed monitoring framework to the independent Examination in due course, but it is anticipated that such monitoring would focus on development implementation and economic indicators.

If monitoring through the AMR demonstrates that the implementation of the Plan is not proceeding as expected, the Council will review the implementation process and consider what measures need to be taken to progress implementation.

The Council will give due consideration to the viability of individual developments, in circumstances where independent viability appraisals indicate that a particular development cannot fully meet the infrastructure requirements set out in this Plan.

Strategic Policy -Implementation

All new development will be expected to fully meet its infrastructure requirements, whether directly on site or by contribution to that provision elsewhere, and to comply with the provisions of the Infrastructure Delivery Plan, in terms of provision of physical and social infrastructure. This provision should be made within the phasing programme set out in the draft Local Plan and draft Infrastructure Delivery Plan. Any such requirements will be secured by means of conditions, legal agreements, Community Infrastructure Levy or other appropriate mechanisms.

The Council will also, with partner organisations as appropriate, seek to obtain additional funding from other sources to support infrastructure provision, and to influence the strategic provision of services, facilities and other infrastructure by other organisations.

If necessary, the Council will give consideration to the full range of other available mechanisms (such as compulsory purchase*, Article 4 Directions and so on) to ensure the effective implementation of the overall planning strategy for the district.

[*Footnote: subject to appropriate indemnity arrangements being in place]

New Policy - Land at Manston Road/Shottendane Road, Margate

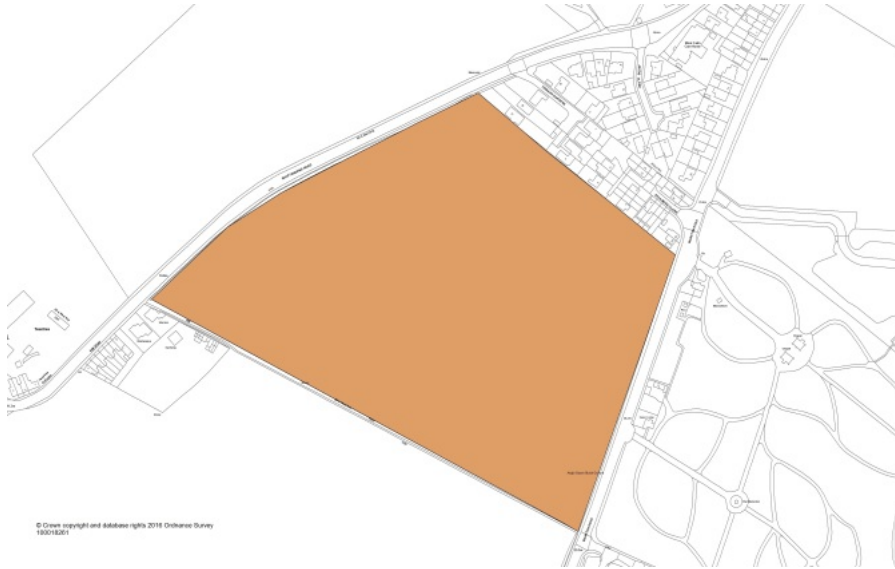
HO2 Additional Site - Land at Manston Road/Shottendane Road, Margate

Land is allocated for up to 250 dwellings at a maximum density of 35 dwellings per hectare net at Manston Road/Shottendane Road. Phasing of development will be in accordance with the amendments to Appendix B. Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site. The masterplan should be informed by a transport assessment and travel plan including an assessment of impact on the local road network and demonstrating measures to promote multi-modal access. Development will incorporate and provide for highways improvements identified in the Thanet Transport Strategy.

Master planning will:

- **Provide an appropriate mix of dwellings to meet the requirements of Policy SP18**
- **Provide affordable housing to meet the requirements of Policy SP19 (**NB SP19 is being amended to request affordable housing for more than 10 units)**
- **Provide one electric car charging point for every 10 parking spaces provided**
- **Consider accommodating any self-build requirements included in the self-build register**
- **Contribute towards the Strategic Access Management and Monitoring scheme to meet the requirements of SP25**
- **Include an assessment of the sites functionality as a roosting or feeding resource for the interest features of the Thanet Coast and Sandwich Bay Special Protection Area, including areas within 400m of the development sites boundary, and provide mitigation where necessary**
- **Retain existing boundary features where possible**
- **Provide a connection to the sewerage system at the nearest point of adequate capacity, in collaboration with the service provider**
- **Allow future access to the existing water supply infrastructure for maintenance and upsizing purposes**
- **Provide for the installation of digital infrastructure**
- **Provide a Statement of Social Impacts addressing any needs identified in the Infrastructure Delivery Plan.**

Disposition of development and landscaping will be expected to enable a soft edge between the site and the open countryside



National Standards

Water efficiency:

In March 2015 the Government introduced new technical standards covering water usage, internal space requirements, accessibility and adaptability. The Planning Practice Guidance states that where there is a clear local need, local planning authorities can require new dwellings to meet the tighter building regulations optional requirement of 110 litres/person/day, rather than the 125 litres/person/day. Thanet is within a water stress area as identified by the Environment Agency in their publication “Water Stressed Areas Final Classification July 2013”. Both the Environment Agency and Southern Water recommended at the last public consultation in January 2015, that authorities in water stressed areas promote higher water standards of 105 litres per person/day for internal use. The Council therefore intends to include a policy in the pre-submission draft requiring new developments to meet the higher standard of 110/person/day as set out in the technical standards.

Internal space standards:

Paragraph 50 of the National Planning Policy Framework states that local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. The National Planning Practice Guidance further qualifies this by recommending that where a local planning authority wishes to require an internal space standard they should do so by reference in their local plan (paragraph 18).

The council believes that everyone has the right to a high standard of residential accommodation with sufficient space to meet their own needs. There has been a general trend for houses today to be comparatively smaller than ones built a hundred years ago and these trends have led to calls for the introduction of national space standards for housing. The requirement of a minimum space standard can add to the attractiveness of the development thereby widening the potential sale and rental markets.

In order to ensure that new housing is built to a high standard of design and provide adequately for the changing needs of future occupants thereby improving the quality of life, the Council is intending to implement the National Described Space Standard (March 2015). These are replicated in the table below for ease of reference. It is intended to include a new policy in the pre-submission local plan which will also address other considerations such as need and viability. The policy will apply to all tenures and it will be up to the applicant to demonstrate why these standards cannot be met within their development.

Number of bedrooms (B)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
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1b	1p	39 (37)*	-	-	1.0
	2p	50	58	-	1.5
2b	3p	61	70	-	2.0
	4p	70	79	-	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

It certain circumstances it may be necessary to make an exception to development meeting these standards e.g. in the conversion of historic buildings where the implementation of the standard would be detrimental to the character and integrity of the building. In such circumstances the applicant will be required to demonstrate the case for not meeting these standards.

Accessible and adaptable accommodation:

Paragraph 7 of the NPPF states that one of the three dimensions to sustainable development is a social role which should support 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. Paragraph 50 further states that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Local planning authorities should also 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);

The District has an ageing population base and the recent 2014 based Sub-National Population Projections (published May 2016) project that the 60+ age group in Thanet will grow by 39% from 41,000 in 2014 to 57,000 by 2031. This has implications for the demand for different types of housing and meeting the needs of an ageing population in situ. An increase in the elderly population can be expected

to result in an increase in people with dementia and mobility problems. The SHMA estimated that the number of people with a long term health problem or disability will increase by 32% over the plan period. Some of these households will inevitably require adaptations to properties to meet their changing needs whilst others may require more specialist accommodation or support. There is clear evidence of need for properties which are capable of accommodating people's changing needs. This general trend can be evidenced from the Council's housing register (September 2016) which shows that there are 51 households on the register who are dependent on a wheelchair and a further 73 households who use a wheelchair for part of the day. Therefore there are currently 124 households currently in need of wheelchair adaptable accommodation. However, this may not include those households who currently have mobility problems and may become dependent on a wheelchair in the future.

The increase in persons with a long-term health problem/ disability, as evidenced by the SHMA, together with the council's own data from the housing register, provides clear evidence of a need for adaptable homes. The SHMA recommends that on this basis, the Council should consider whether it should require a proportion (such as 10%) of new homes to be wheelchair-accessible or whether new housing should be built to new National Housing Standards.

In order to meet the changing needs of this increasing age group, the Council will encourage developers to consider the future needs of households when designing residential units. The Council is currently considering whether as a minimum, a percentage (eg 10%) of all new development should be designed to building regulation optional requirement M4(2) accessible and adaptable dwellings. In respect of the new Building Regulation optional requirement M4(3) wheelchair user dwellings, the Council is intending to include a policy referring to a proportion of new dwellings to meet this standard, however, this will need to relate to the number of households requiring wheelchair adaptable homes in suitable locations, that are currently on the Council's housing register. This will be addressed by a policy in the pre-submission local plan and would support the general aim of the plan to improve the quality of life and health of the residents of the District and ensuring a high standard of design.

These standards aim to future proof new development in a sustainable way ensuring adaptability to changing needs and achieving longevity of design.

Amendments to Appendix B of the Preferred Options Draft Local Plan

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE	
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31		
STRATEGIC SITES																		
Westwood	1450	0	0	50	100	150	110	110	110	110	110	120	120	120	120	120	S511, S553, S447	
Birchington	1000	0	0	50	100	100	70	70	70	70	70	80	80	80	80	80	S515, S498, S499,	
Westgate	1000	0		50	100	100	70	70	70	70	70	80	80	80	80	80	ST1, ST2	
Manston Green	785	0	50	50	60	60	60	60	60	60	60	55	55	55	50	50	SS33	
Land at Manston Court Road/Haine Road	700	0	0	0	30	60	60	60	60	60	60	60	60	60	60	60		
Former airport site	2500	0	0	160	160	160	160	179	179	179	179	179	241	241	241	242		
SUB TOTAL	7435	0	50	360	550	630	530	549	549	549	549	574	636	636	631	632		
OTHER HOUSING SITES OUTSIDE URBAN																		

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
AREA																	
South of canterbury Rd, Ramsgate	27	0	0	0	0	0	10	17	0	0	0	0	0	0	0	0	S415
Land fronting Park lane, Birchington	90	0	0	40	50	0	0	0	0	0	0	0	0	0	0	0	ST3
Land south east of Brooke Avenue, Westbrook	34	0	0	14	20	0	0	0	0	0	0	0	0	0	0	0	S505
Land at Haine Rd & Spratling St, Ramsgate	85	0	0	0	0	0	13	15	15	15	15	12	0	0	0	0	SR60
Land off Nash/Manston Rds, Margate	250	0	0	30	60	60	20	20	20	20	20	0	0	0	0	0	S540
Land west of Old Haine Road, Ramsgate	250	0	0	20	40	40	30	30	30	30	30	0	0	0	0	0	S535 & S549
Land at Manston Road/Shottendane Road	0	0	0	0	0	40	40	40	40	40	50						
SUB TOTAL	736	0	0	104	170	140	113	122	105	105	115	12	0	0	0	0	

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
MIXED USE SITES																	
Queen Arms Yard, Margate	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	S189
Cottage Car Park, New Street, Margate	32	0	0	0	0	0	0	0	0	0	0	15	17	0	0	0	S411
Margate Town Centre, (south of New Street, Margate)	27	0	0	0	0	0	0	0	0	0	0	5	10	12	0	0	S412
SUB TOTAL	83	0	0	0	24	0	0	0	0	0	0	20	27	12	0	0	
OTHER HOUSING URBAN AREA SITES																	
Adjacent to 9 Minnis Road, Birchington	11	0	0	0	0	0	0	0	0	0	0	5	6	0	0	0	S019
End of Seafield Road	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	S106

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Adjacent to 8 Chapel Place, Ramsgate	6	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	S112
Adjacent to 21 Royal Road & 9 Townley Street	18	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	S113
land adj. Westwood Centre - 1000 dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	S141
ro 7_10 Marine Gdns - 5 Dwellings	6	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	S158
Gas Works Boundary Road, Ramsgate	96	0	0	0	0	0	20	20	20	20	16	0	0	0	0	0	S168
Land at Wilderness Hill and Dane Road	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	S174
79-85 High Street, Ramsgate	10	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	S186a
Gas Holder Station, Addington Street ,Margate	22	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	S196
100 Grange Road,	16	0	0	0	16	0			0	0	0	0	0	0	0	0	S200

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD																SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22											
Ramsgate																		
WW Martin, Dane Park Road, Ramsgate	14	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	S215
10 Cliff Street, Ramsgate	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	S230
Land at Grant Close/Victoria Road, Broadstairs	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	S260
Complete Car Sales, Willsons Road, Ramsgate	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	S276
38, 38a and 42 St Peters Road, Broadstairs	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	S295
5 Hardres Street, Ramsgate	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	S304
Units 1-4 Monkton Place Ramsgate	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	S322
3 and 7 Northumberland Road	5	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	S339
Highfield Road, Ramsgate	25	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	S393

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Fort Hill, Arcadian	28	0	0	0	10	18	0	0	0	0	0	0	0	0	0	0	S410
Safari House, Haine Road, Ramsgate	28	0	0	0	10	18	0	0	0	0	0	0	0	0	0	0	S429
Furniture Mart, Booth Place, Grotto Hill	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	S467
Eurokent, New Haine Rd, Ramsgate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	S522
Laleham School, Northdown Park Road, Margate	72	0	0	0	30	42	0	0	0	0	0	0	0	0	0	0	S527
Land at Victoria Road & Dane Rd, Margate	35	0	0	0	0	0	0	0	0	0	0	10	10	10	5	0	S529
Haine Farm, Haine Road, Ramsgate	35	0	0	0	5	0	5	5	0	0	0	10	10	0	0	0	S534
Land of Northwood Road, Ramsgate	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	S536
Land at Hundreds Farm, Canterbury	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	S550

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD																SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22											
Road, Westgate																		
Dane Valley Arms, Dane Valley Road, Margate	13	0	0	6	0	0	7	0	0	0	0	0	0	0	0	0	SR09	
Builders Yard, The Avenue, Margate	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	SR16	
1 Thanet Road, Margate	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	SR45	
Land at Waterside Drive, Westgate	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	SR65	
Suffolk Avenue, Westgate	14	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	SR67	
r/o Cecilia Road, Ramsgate	23	0	0	0	0	0	0	0	0	0	0	10	13	0	0	0	SR69	
Margate Delivery Office, 12-18 Addington Street	10	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	SS16	
Ind Units, Marlborough Rd, Margate	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	SS20	
Former Newington Nursery & Infants	49	0	0	0	20	29	0	0	0	0	0	0	0	0	0	0	SS22	

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Nursery & Infants																	
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	SS23
Foreland School, Lanthorne Rd, Lanthorne Rd,	14	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	SS24
Thanet Reach Southern Part	80	0	0	0	0	10	10	10	20	20	10	0	0	0	0	0	SS34
Manston Road Industrial Estate (2 sites north & south)	170	0	0	0	80	90	0	0	0	0	0	0	0	0	0	0	SS35
Part of Pysons Road	26	0	0	0	10	16	0	0	0	0	0	0	0	0	0	0	SS36
Dane Valley Industrial Estate - Part of national grid land, Northdown Road	60	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	SS37
Magnet and Southern, Newington Road,	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	SS43

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Ramsgate																	
SUB TOTAL	1081	0	16	16	352	327	72	58	40	40	26	71	48	10	5	0	
RURAL SITES (in and outside confines)																	
Tothill Street Minster	150	0	0	0	20	20	20	20	25	25	20	0	0	0	0	0	
Land south side of Foxborough Lane	35	0	0	0	10	25	0	0	0	0	0	0	0	0	0	0	
Land at The Length, St. Nicholas	25	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0	
Land at Manor Rd, St Nicholas	17	0	8	9	0	0	0	0	0	0	0	0	0	0	0	0	
Land at Walter's Hall Farm, Monkton	18	0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	
Builders yard south of 116-124	20	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Monkton Street, Monkton																	
Site "A" South side of A253, Cliffsend	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	S468/435(1)
Land north of Cottington Rd (west of Beech Grove)	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	S435(2)
South side Cottington Rd, Cliffsend.	30	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	S416/S561
SUB TOTAL	375	0	8	9	114	134	20	20	25	25	20	0	0	0	0	0	
CLIFTONVILLE SITES																	
Rear of 59-65 Harold Rd	9	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	S46
Adj to 60 Harold Rd and rear of 40-56 Harold Rd	14	0	0	0	0	0	0	0	0	0	0	7	7	0	0	0	S47
Adt to 14 Harold	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	S48

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD															SITE REFERENCE
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Rd																	
Ethelbert Crescent	30	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	S149
St George's Hotel, 61 - 75 Eastern Esplanade	87	0	0	0	10	20	20	20	17	0	0	0	0	0	0	0	S165
SUB TOTAL	150	0	0	0	10	60	20	20	17	0	0	16	7	0	0	0	

ANNEX 1: MAIN ISSUES & RECOMMENDED RESPONSES

Vision, Strategy & Strategic Objectives

Policy/Section	Issues Raised	Proposed Council response (including reason for change/no change including any relevant new guidance etc)	Proposed outline change (or say no change)
Vision & Strategy	A number of respondents have raised issues about the realism and clarity of the Vision and Strategic Priorities set out in the draft Plan.	<p>More detailed responses to particular housing and employment issues can be found in other parts of this Schedule relating to specific policies.</p> <p>However, there is a general point regarding the realism and clarity of the Vision and Strategic Priorities for the draft Plan.</p> <p>The Vision and Strategic Priorities set out in the draft Plan were relevant at the time of writing. The Council recognises that some significant changes have taken place in the local area of the last 2 years, which require a review of some of the detailed elements of the Strategy.</p> <p>However, the overall strategy to meet housing requirements and to help strengthen and diversify the local economy remain valid. The overall employment projections, in relation to housing need, are broadly consistent with the work undertaken for the Preferred Options stage, although the trend employment figure is higher.</p> <p style="text-align: center;">1</p>	Amend vision and strategy section to recognise changes in the district and to set out how the Council will use the Local Plan to address changing circumstances.

Vision	<p>The main part of the vision that we disagree with is the intention of the plan to promote Westwood as a new integrated community. As we explain in response to Policy SP05 [Policy SP07] in the questionnaire, we acknowledge that Westwood has grown as a major retail centre and that this has been designated for some time as a town centre in planning terms. However, it functions as an out of town shopping destination rather than as a town centre. Because of this, we consider it is inappropriate to try and justify it as a town centre by proposing a new residential community around it. This will only serve to push the urban area further into the countryside and will go a long way to infilling the 'horseshoe' of coastal urban development that is described in the plan as being characteristic of Thanet. It will also continue to undermine the vitality and viability of the coastal communities. We do not consider that such further expansion of Westwood to create a new residential community is justified.</p> <p>Furthermore, we believe that by focusing further growth at Westwood other elements of the vision will be undermined, especially</p>	This issue is dealt with in detail under Policy TC07.	
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	the revitalisation of the coastal towns. Indeed, we believe that it has been the growth of Westwood that has in large part lead to the demise of the economic fortunes of the coastal towns.		
Strategic Priority 1	Comments raised about whether Manston Airport and Port Ramsgate should be included in this Strategic Priority	<p>The Airport closed in 2014, and since that time, the Council has been investigating whether the site might be brought back into full and active Airport use. The most recent aspect of that investigation was the “soft marketing” process to invite Expressions of Interest in operating the Airport.</p> <p>The Harbour and Port have undergone some changes since the draft Plan was written. This section needs updating to reflect those changes.</p>	<p>Airport position to be determined.</p> <p>Retain and update references to Port Ramsgate and Harbour.</p>
Strategic Priority 3	Strategic Priority 3 – we support the stated priority and objectives, though as we have explained elsewhere in our comments the housing target is too high being based on an unrealistically high employment growth target. We believe that the priority and objectives can equally be achieved if a lower housing target is set. We also consider that an objective should be included which seeks to ensure that the many long-term vacant dwellings in the district are brought back into beneficial	<p>The housing target aspect of this comment is dealt with in the Housing schedule.</p> <p>In relation to the vacant properties point, for some time the advice of the Planning Inspectorate has been that empty properties cannot be counted in the housing land supply, because they are already part of the housing stock.</p> <p>However, more recent advice indicates that some empty properties can be counted towards the supply, but only under strict circumstances, as follows:</p>	Amend residual housing target to make allowance for 540 dwellings to be brought back into use during the Local Plan period.

	residential use.	<p>(1) The properties in question have been empty for a period of 4 years or more; and</p> <p>(2) The Council has an active and robust programme for bringing those properties back into use.</p> <p>The Council has therefore carried out a rigorous review of empty homes based on these criteria, and the likely impact of its Empty Homes Initiative over the period of the Local Plan.</p> <p>It has calculated that it can make an allowance of 540 dwellings coming back into residential use during the period of the Local Plan.</p>	
Policy SP01	<p>Policy SP01 and associated map 4 and 5 - showing the hierarchy of development, Natural England would wish the evidence base of farmland birds and functionally related habitats to SPAs to be taken into account prior to allocation this should be addressed both in the HRA and SEA, that should consider these impacts. There is data that would help with (i.e. HLS/ELS, report on where over 50% of SPA feed offsite around Pegwell Bay, the importance of Birchington and Plum pudding with regard to roosting birds etc. and farmland bird targets) and we would be happy to discuss with the LA.</p>	<p>The Council recognises the importance of land functionally related to the Special Protection Area, and has commissioned Golden Plover surveys in discussion with Natural England. The results of the surveys indicate that there are no significant issues in relation to the proposed site allocations. However, it is the intention to require affected sites to include mitigation measures in conjunction with Natural England.</p>	<p>It is proposed to delete Policy SP01.</p>

Economic Strategy

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
SP02	Over-ambitious growth target	The Baseline scenario forecasted job growth in Thanet at 3,100 based on the economy performing as it does at the moment and therefore this scenario would maintain the status quo. This scenario would not deliver the improvements to Thanet's economy that the Council wishes to see. This target also includes an element of growth on the airport site which is a reasonable assumption over the plan period. In addition the 2015 SHMA carried out by GL Hearn looked at the employment growth scenario used by the South East LEP produced by Oxford Economics using the East of England forecasting model. This showed that the baseline forecast for Thanet at 4,800 which is close to the 5000 target.	No change
SP02	Growth target not ambitious enough	The figure is based on assessment of future employment need carried out by Experian. Three scenarios were provided and a level between the baseline figure and an optimistic level of employment growth was selected. An overly high target would not be capable of being delivered.	No change
SP02	Lack of clarity on where jobs are coming from	The job growth figures are the result from an Economic and Employment Assessment. The report breaks down the job growth figures to employment sectors (SIC level). The nature of forecasting is that detail is very difficult to accurately capture. Alongside the adoption of	No change

		the Local Plan other projects are in play that aim of to attract employment growth to Thanet, such as the Economic Growth Strategy.	
SP02	Querying growth sectors	The growth sectors identified in the “Policy On” economic growth scenario assumed enhanced performance in the tourism and green sectors. These are sectors that Thanet are currently strong in and they have also been targeted in the Councils Economic and Regeneration Strategy. Other sectors that Thanet are particularly strong on include public sector administration, education and health. Increasingly the cultural and creative sectors are growth areas, this is particularly true in Margate.	No Change
SP02	Why the differential between housing and job numbers	The housing target and job target in the Local Plan do not appear to align due to the fact that many people that need to be housed are economically inactive. There is a very large growth in the retired population that will not need a job. In addition the housing target takes account of people that are already in Thanet in overcrowded households. Many of these people already have jobs and would simply be moving out of their parents’ house, for example.	No Change
SP02	Too much weight is given to growth at the airport in the jobs target	It is clear that some people refer to other documents such as KCCs Growth Without Gridlock and Infratil’s Airport Masterplan that all predict job growth at the airport. The Draft Plan did not base growth forecasts on these documents but rather used the Economic and Employment Assessment 2012.	No Change

		The Council assumed that given the recent uncertainty at the airport that the low growth scenario at the airport should be assumed. This assumes 240 jobs until 2031. It was considered that it is reasonable to assume that the site will deliver a level of job growth over the plan period.	
SP03	There should be a reduction in the employment land supply	The Council is aware of the oversupply of employment land has re scored all of the allocated sites to assess their contribution to the overall employment strategy. The assessment concluded that 19.7hecatres should be released. With the subsequent removal of much of the employment allocation from Eurokent following the appeal decision released employment land has risen to over 34 hectares.	No Change
SP03	Employment sites should be used to accommodate some of the housing	The Council is aware of the oversupply of employment land has re scored all of the allocated sites to assess their contribution to the overall employment strategy. The assessment concluded that 19.7hecatres should be released. Some of these sites have been allocated for housing.	No Change
SP03	Employment oversupply is contrary to the NPPF that states we should avoid the long term protection of employment sites	The Council is aware of the oversupply of employment land has re scored all of the allocated sites to assess their contribution to the overall employment strategy. The assessment concluded that 19.7hecatres should be released. With the subsequent removal of much of the employment allocation	No Change

		from Eurokent following the appeal decision released employment land has risen to over 34 hectares.	
SP03	Some felt there should be more flexibility on allocated strategic employment sites	The Eurokent site has been identified as Thanet's flexible employment allocation and is included within the sequential test to allocate town centre and leisure uses should the scale and format preclude their location within the identified town centres. An element of development that is ancillary to the employment use would be acceptable on all employment sites.	No Change
SP04	Support from statutory authorities and a mixed response from local people. Seems to be based on a misunderstanding that it is part of the airport.	The Manston employment site is an established site and is approximately half developed. Due to the name of the business park it would appear that some people thought that this is part of Manston Airport.	No Change
SP05	Mixed response – majority indicate wish for Airport to remain open, some arguing that the Council should serve a CPO; some respondents suggest the site should be developed for housing as an alternative to other allocated sites.	Cabinet resolved on 31st July 2014 to carry out a soft-market testing exercise to identify a CPO Indemnity Partner – a third party who could cover the costs of compulsory purchase of the Manston Airport site. Subsequently in December 2014 Cabinet resolved that no further action be taken at the present time on a CPO of Manston Airport, on the basis that the Council has not identified any suitable expressions of interest that fulfil the requirements of the Council for a CPO indemnity partner and that it does not have the financial resources to pursue a CPO in its own right. In July 2015 Cabinet decided to review the	Draft Mixed-Use policy for the airport site
SP05	The issue with the CPO needs to be resolved before the Local Plan proceeds		
SP05	Some support for alternative mixed use development as they believe the airport is no longer viable		

SP05	Some think night flights are needed to make the airport more viable	<p>December decision and authorised that advice be obtained to determine whether RiverOak are a suitable indemnity partner in relation to a CPO for Manston Airport and to provide advice on the indemnity agreement and CPO process generally. Subsequently in October 2015 Cabinet reviewed its position and decided that no further action be taken at the present time on a CPO of Manston Airport, on the basis that RiverOak do not fulfil the requirements of the Council for an indemnity partner;</p> <p>In December 2015 Cabinet sought to set out a formal process for identifying interest from third parties to be a Council indemnity partner for a potential CPO for Manston Airport.</p> <p>Subsequently in June 2016 Cabinet considered a report which drew the conclusions that in terms of the key lines of enquiry, the market cannot deliver on the council's requirements; there is no established market which is able to deliver, or an adequate number of operators; the market has no capacity to deliver the requirements and there is no cost or other benefits in taking this matter further. Cabinet noted the results of the soft market testing assessment and decided to take no further action in respect of the interested parties.</p> <p>Also in 2016 the Council commissioned an airport viability study to assess whether an airport was a viable option for the site within the plan period to 2031.</p> <p>The report concluded that airport operations at Manston are very unlikely to be financially viable in the longer term, and almost certainly not possible in the period to 2031.</p>	
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		Taking on board the conclusions of the airport viability report and given the level of objectively assessed housing need the Council considers that the best use for this 320ha brownfield site is for a mixed use development primarily focused on residential.	
SP05	There is no “need” for the airport as an employment site	Partially agree. The airport site is not included as part of the employment land portfolio as it is such a unique use. A small element of the jobs target assumes the delivery of some jobs on the site over the plan period. If the site is not an airport it is considered that it shouldn't be solely residential and should be a sustainable mixed use settlement comprising employment, retail and community facilities, as well as residential.	Draft Mixed-Use policy for the airport site

Town Centre Strategy

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
SP07 (SP06?)	Objections to the role/status of Westwood. More effort should be put into the other centres	Many people have expressed concern that Westwood is identified as being at the top of the retail hierarchy. This is the case merely because it has the largest catchment of all the town centres and this catchment extends outside the District. The hierarchy reflects the	Make it clear in the text that Westwood is not prioritised over the town centres.

		<p>inter relationship between the town centres as is required by the NPPF.</p> <p>The Plan does not propose to extend Westwood beyond its built up limits and has concluded that there is very little retail need to the end of the plan period and therefore any development can be accommodated by mezzanine and reconfiguration of the site. The Council have decided not to increase the market share of Westwood.</p> <p>Westwood's status as a town centre was established in the 2006 Local Plan as a response to the piecemeal developments taking place and the leakage of retail expenditure out of the District, and in particular to Canterbury.</p>	
SP07	<p>There is some misunderstanding that the Council wishes to expand Westwood Retail area. Many are against expansion making reference to the existing traffic problems around the area</p>	<p>Many people have expressed concern that Westwood is identified as being at the top of the retail hierarchy. This is the case merely because it has the largest catchment of all the town centres and this catchment extends outside the District. The hierarchy reflects the inter relationship between the town centres as is required by the NPPF.</p> <p>The Plan does not propose to extend Westwood beyond its built up limits and has concluded that there is very little retail need to the end of the plan period and therefore any development can be accommodated by mezzanine and reconfiguration of the site. The Council have decided not to increase the market share of Westwood.</p> <p>Any development in the vicinity of Westwood will be expected to have regard to the</p>	No Change

		Westwood Relief Strategy and pedestrian connectivity.	
SP07	Re Westwood, some think we are putting too much faith in a failing centre	Retail need has been assessed by Nathaniel Lichfield and partners and they have concluded that 27,870 metres squared of retail floorspace is required at Westwood. 14,124 sqm of which has been taken up by the Sainsburys permission. 22,864 of the committed development is open and trading. The remaining floorspace requirements can easily be accommodated within the footprint of Westwood. The scenario of increasing the market share was tested and the Council decided against further expansion of Westwood. It is unrealistic to de allocate Westwood as it has already established its role in the retail hierarchy. Peaks and troughs of vacancy's are to be expected especially at the time of rent reviews.	No Change
SP08	Margate should not flourish at the expense of Ramsgate	The town centre policies treat all of the centres the same in terms of allocating primary and secondary frontages and highlighting specific areas of interest within the towns (Opportunity areas?) The overall town centre strategy seeks to build on the strengths of all of the town centres. In terms of tourism and leisure uses the Council sees Thanet as a destination encompassing the range of areas and assets.	No Change
SP09	General support for the policy but scepticism expressed over the future of the Port/ferry operation	The policy is supportive of development of the port which would contribute to Thanet's economy and the aspirations of the Port Masterplan. In relation to the scepticism it is	No Change

		worth noting that since the consultation period a freight operator has been found representing the car industry which is an encouraging development.	
SP09	The port should be used for leisure uses/luxury apartments rather than for concrete processing	Ramsgate Port is safeguarded for port related uses. Leisure and tourism uses are permitted within the Ramsgate Waterfront area around the Royal Harbour. The reference to concrete processing refers to a piece of pre application advice and this is not a proposal of the Local Plan.	No Change

Housing Strategy

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
SP11 – Housing Provision			
	<p>In broad terms:</p> <ul style="list-style-type: none"> • support for the proposed housing numbers comes from statutory bodies such as the Homes & Communities Agency, neighbouring authorities and KCC • some house-builders/developers have objected because they believe the housing numbers should be higher to meet Government guidance • significant volume of objections seeking lower housing figures: (see bullets in row below) 	<p>Government guidance expects dwelling provision to be informed by Objective Assessment of Need. Housing numbers in the PO Plan were informed by scenario based dwelling forecasts (published as part of evidence base) and in light of economic aspirations. However, this evidence is being reviewed through an updated Strategic Housing Market Assessment conducted in light of government guidance and, alongside other evidence, including the Strategic Housing Land Availability Assessment, will inform review of the quantity and type of dwellings to be provided for in the pre-submission Plan.</p>	<p>Housing provision to be reviewed and established in light conclusions of updated SHMA and any other relevant aspects of the evidence base, in line with Government Guidance.</p>
	<p>Lower housing numbers - not needed – where is evidence for housing numbers?/flawed assumptions</p>	<p>See response above</p>	<p>As above</p>
	<p>Who is housing for? In-migration/London overspill</p>	<p>In line with Government Guidance the starting point for objectively assessing need will be household forecasts published by Department For Communities and Local Government. These are trend based and therefore the implied requirement can be expected to reflect an element of continuing inward migration an element of which has been from London.</p>	<p>No change</p>

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
	Why not use empty properties first?	<p>In considering how much greenfield land is needed to meet total housing requirements, some allowance has been made for empty property. The Council works vigorously to bring empty property back into beneficial use.</p> <p>As a result of recent advice, the Council has calculated the amount of empty properties brought back into use after a vacancy of 4 years as a direct result of the Council's Empty homes programme, and projected that forward for the rest of the Plan period. This can be included as part of the housing land supply and totals 540 units.</p>	Amend Table 2 (p54) accordingly, but no other change required.
	Should use more brownfield first – protect “green belts”	An expectation stated in the NPPF is that policies should make effective use of previously developed (brownfield) land. In identifying sites to accommodate total housing requirements the Council's approach has been to optimise the capacity of previously developed land. However, to meet the total requirement, greenfield land is also required.	No change. This aspect has already been factored into the strategy for planned location of housing.
	Loss of best quality agricultural land	While acknowledging potential economic and other benefits of best and most versatile agricultural land, the NPPF does not signify that its presence would justify reducing housing targets below objectively assessed need, and states that where significant development of agricultural land is demonstrated as necessary, the local planning	No change. This aspect has already been factored into the strategy for planned location of housing.

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		<p>authority should seek to use areas of poorer quality land in preference to that of a higher quality.</p> <p>A high proportion of Thanet's greenfield land consists of best quality agricultural land, and identifying sufficient land to meet the total housing requirement taking account of this and other relevant criteria, has inevitably resulted in the need to allocate some such land.</p>	
	<p>Schools, doctors, hospitals inadequate</p> <p>Open space insufficient</p>	<p>Engagement of the Clinical Commissioning Groups and Hospital Trust alongside other service providers in the Plan preparation process is ongoing. The Plan will be supported by an Infrastructure Delivery Plan informed by such engagement. This process will assist these providers in understanding the impact of the Plan on their service delivery programmes and in turn inform the Plan by identifying the infrastructure and resources needed, when they will be required and how they will be provided/funded.</p> <p>The Plan acknowledges need, and aims to ensure that planned new homes have sufficient accessible natural and semi-natural green space (draft Policy SP27 refers).</p>	<p>No change other than to continue engagement to inform Infrastructure Delivery plan and Local Plan policies.</p> <p>No change as already addressed.</p>
	<p>Out of line with jobs/unemployment Lower employment target (hence less homes) is more realistic.</p>	<p>Evidently a key concern is why the planned the number of new homes exceeds the expected number of new jobs. Much of the housing requirement for new homes stems from factors such as formation of new households and is not driven by employment. However, the</p>	<p>No change as this factor is considered to be adequately addressed.</p>

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		housing provision figure also takes account of the need to accommodate the additional labour requirement to meet the level of employment growth anticipated in the District's Economic and Regeneration Strategy. It is not anticipated that a reduced employment target would reduce overall housing need which is largely driven by demographic factors including household formation.	
	Utilities not capable of supply Sewerage system inadequate	Engagement of the utility services including the agency responsible for sewerage is ongoing. The Plan will be supported by an Infrastructure Delivery Plan informed by such engagement. This process will assist these providers in understanding the impact of the Plan on their service delivery programmes and inform the Plan by identifying the infrastructure and resources needed, when they will be required and how they will be provided/funded.	No change other than to continue engagement to inform Infrastructure Delivery plan and Local Plan policies.
	Impacts on environment	<p>The process of identifying sites to accommodate future homes has included criteria to assess relative impact of options on the environment including issues such as landscape and sustainability of location.</p> <p>The NPPF is clear that the Plan should meet in full objectively assessed need for housing, as far as consistent with policies set out in the Framework. It identifies specific environmental features and designations where in general a</p>	No change as this aspect is considered to be adequately addressed through the Strategic Housing Land Availability Assessment and Strategy for Planned Location of Housing

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		<p>presumption against harmful development applies: (Green Belt, National Parks, the Broads, Areas of Outstanding Natural Beauty and within or otherwise likely to adversely affect a Site of Special Scientific Interest). The only such designation applying to Thanet is the SSSI (largely coinciding with European nature conservation designations. However, this designation is essentially limited to the foreshore and housing development will be subject to sufficient mitigation. On this basis the policies in the Framework do not signify any constraints that would justify a level of housing provision below that of objectively assessed need.</p>	
	<p>Increase in deprivation Increase in crime</p>	<p>These representations evidently reflect concerns that providing more homes than needed by Thanet's existing population may fuel in-migration by vulnerable and benefit dependent households.</p> <p>Government policy as expressed in the NPPF is to boost the supply of homes, and in referring to its household projections as a starting point for assessing local need, it is clear that objectively assessed need will incorporate a continuing element of in-migration.</p> <p>The draft Plan acknowledges that the district is relatively deprived and contains pockets of severe deprivation. However, it aims to ensure</p>	<p>No change as these factors are considered to be already addressed.</p>

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		<p>that planned development should serve to improve the social and economic position of the district by through a more aspirational and economically independent community through the measures summarised below.</p> <ul style="list-style-type: none"> • Adopting a positive economic and regeneration strategy to diversify and expand local job opportunities, • supporting a Parkway Station • setting out area based housing objectives including improvements to the quality and configuration of housing stock and environment in certain areas to support a mixed, settled and inclusive community. <p>The NPPF notes that the planning system can serve to facilitate social interaction and create healthy, inclusive communities and expects policies and decisions to promote safe and accessible environments where crime and disorder and fear of crime do not undermine quality of life. The Plan's primary aims for development include promoting inclusive design, including a policy requirement that development must improve people's quality of life by creating safe and accessible environments and promote public safety and security.</p>	
	Out of date evidence	It is acknowledged that the Strategic Housing	Content of Pre-Submission Draft

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		Market Assessment (SHMA) is dated. The SHMA has been revised to provide up to date evidence for the objectively assessed housing need for Thanet and the types and affordability of homes required. These will inform the level, size, type and affordability of housing to be provided for in the pre-submission draft Local Plan. The SHLAA will be updated for the pre-submission draft Local Plan.	Plan to be informed by updated Strategic Housing Market Assessment by GL Hearn.
	12,000 far too many for the district	The Council is required to set housing provisions having regard to objectively assessed need. Previous forecasts suggested that, alongside economic aspirations, 12,000 was the appropriate requirement. This situation is under review as outlined above.	Level of housing provision proposed in the pre-submission draft to be reviewed in light of the updated Strategic Housing Market Assessment.
	Urban sprawl will have an adverse effect on tourism	In making provision to meet the housing target, the Council has assessed potential new housing locations against a variety of important criteria, including coastal wildlife designations, landscape, archaeology and conservation and transport in order to identify the most suitable and sustainable sites.	No change
	Target is not localism	Government guidance is quite clear that establishing housing requirements to be provided for should be informed by an objective assessment of need (OAN), and that the starting point in this process is Governments published household growth projections. Other than coastal wildlife designations (which are not proposed as	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		housing allocations in Thanet) the guidance identifies no other constraints currently relevant in Thanet which may justify providing below the objectively assessed need.	
	More care and supported homes needed for our ageing population	The Plan acknowledges that housing requirements extend beyond conventional dwellings to include homes suited to households with mobility limitations and specialised accommodation such as sheltered housing, extra care housing and homes providing 24/7 care. Policy H07 expresses the Council's intention to seek to approve proposals for such housing for which there is evidence of need. The updated Strategic Housing Market Assessment (SHMA) together with Kent County Council's strategy for accommodation of adult social care clients will be important sources of reference regarding evidence of need.	No change other than to review policy supporting care and assisted homes in line with most recent evidence including the updated SHMA
	Conflict with not developing in the countryside	<p>Strategic Priority 4 of the draft Local Plan includes protection and enhancement of Thanet's environment including the coast and countryside.</p> <p>In making provision to accommodate the housing target, the approach has been to optimise the number of such homes which can be accommodated on previously developed land in the district. However, the Strategic Housing Land Availability Assessment demonstrates that it will not be possible to meet the overall requirement without a</p>	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		significant call on greenfield land in the countryside. In identifying the best greenfield sites selection criteria have included landscape and role of sites in maintaining separation between and identity of individual settlements.	
	Homes will not be affordable for local people	The type, size and affordability of the new homes required will be reviewed in the updated Strategic Housing Market Assessment. This will take account of data on local incomes and house prices. This will serve to inform policies regulating the type of housing to be delivered and how much should be delivered as affordable housing.	No change other than to review the calibration of policies regarding the type and quantity of homes required and target proportion of affordable homes in light of the conclusions of the updated SHMA.
	The location of houses does not follow the issues and options consultation as the chosen locations are villages	The issues and options consultation included scenarios featuring some housing at and adjoining rural settlements. The large majority of allocated housing sites are located within or adjoining the coastal urban belt containing the main Thanet towns and Westwood. A relatively modest element of housing is identified at the more sustainable rural settlements.	No change
	Unfair concentration of housing on Ramsgate	Table 12 on page 54 of the draft Plan shows an indicative distribution of housing numbers between the individual settlements. Aside from Westwood, Ramsgate has a higher notional total than the other settlements. (Much of its total figure is by way of sites in the urban area many of which already have planning consent). Reference to the map on page 226 gives a	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		clearer picture of the broad distribution of sites including the strategic sites adjoining the urban area containing the main towns. Selection of allocated sites has been informed by a range of criteria to identify the most sustainable options. On the basis of the illustrative disposition presented on the map, the distribution is not considered in any way disproportionate.	
	Some respondents saying SHMA needs review.	Agree. The content of the pre-submission draft will be informed by the updated SHMA.	The content of the draft Plan will be informed by an updated SHMA (conducted in 2015) prior to publication of the pre-submission consultation draft Plan.
	Comments relating to environmental capacity/optimum population.	National planning policy implies the need to provide for objectively assessed housing need, for which the starting point will be government's trend based household projections. It signifies (Footnote 9) that the specific environmental constraints which might exceptionally justify a lower housing target include various designations (such as Green Belt, AONB, National Park) which are not present in the district. It does refer to protected species and SSSI which are present in the district and protected in other local plan policies. In identifying sites to meet requirements, local assessment criteria have been applied to identify the most sustainable options including role of sites in retaining separation between settlements, biodiversity, landscape and	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		archaeology.	
	No significant objections from utilities, infrastructure providers.	Noted. However, engagement is ongoing and will be applied in reviewing most suitable sites to allocate and infrastructure requirements to be addressed.	No change (engagement ongoing)
	“In combination” recreational effects of housing sites on the SPA need to be addressed through the SAMM work.	Noted. The Mitigation Strategy reflects the overall level of housing development envisaged over the Plan period, and the Plan includes the requirement for housing developments to demonstrate sufficient mitigation.	No change
	Manston Green – building housing under the flight path could impact on airport operation and viability.	Policy SP13 relating to this site allocation clearly indicates that built development will be focused at the northern part of the site and that master planning will be expected to take account of the alignment of the airport runway and the operational needs of the airport.	No change
	(See also comments on strategic sites; majority of comments from local people living in the vicinity of the proposed sites).	Many representations oppose allocation of specific sites for housing development. The selection criteria which have informed identification of these sites is set out in the Strategy for Planned Location of Housing land. (See also section below).	See below
SP12, 14 & 15/H02C - HOUSING ALLOCATIONS			
	Significant level of local objections to allocations (particularly Birchington and Westgate), but also other sites, on a number of grounds as shown below		
	Lack of community services/impact on existing services (education; health; etc.)	Engagement with community service providers is ongoing and will serve to identify the additional/augmented facilities and services needed to support development. These will be incorporated into the Infrastructure Delivery	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		Plan which will support the Local Plan by identifying what is needed, when and how it will be funded.	
	Traffic/parking problems and related pollution	The Local Plan will be supported by a Transport Strategy setting out the transport improvements and infrastructure investment needed to deliver the Plan's proposals. This strategy has been informed by assessments of the impact on the road network of traffic associated with these proposals including planned future housing. The Plan includes policies regarding parking provision for new developments and to safeguard town centre parking provision in line with the Council's car parking strategy.	No change
	Inadequate services	Engagement with utility and service providers is ongoing to assess the infrastructure requirements and resources that will be needed to support development. This will inform the Infrastructure Delivery Plan which will support the Local Plan by identifying the infrastructure needed, when it must be provided and how it will be funded.	No change
	Flooding (historic) Urbanisation will lead to surface water	Flood risk is one of the principal criteria applied in assessing the suitability of sites for allocation. With the exception of the existing built up area in the vicinity of Margate Old Town, residential site allocations generally exclude land in Thanet's low lying identified flood risk areas. In relation to surface water management the Plan contains a policy	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		expectation for development to incorporate appropriate sustainable drainage systems/methods.	
	<p>Loss of views Loss of agricultural land/"green belt" Impact on wildlife Loss of community and historic identity (e.g. settings of Dent de Lion and Quex) Hedgerows</p>	<p>In identifying the most appropriate sites to accommodate planned housing requirements optimum use has been made of previously developed land. However to meet total requirements a significant call is placed on what are currently countryside sites.</p> <p>The Strategy for Planned Location of Housing sets out the key principles and criteria that have been applied in assessing and identifying the most sustainable sites to meet the requirement.</p> <p>These representations identify just some of the factors that have been taken into account (including landscape agricultural land quality, ecology, potential impact on separation between settlements, archaeology and heritage.</p> <p>Any new development will potentially result in loss of existing views. However, proposals will be judged against general design principles set out in the draft Plan (including high quality inclusive design, development relating to the surrounding development, form and layout, compatibility with neighbouring buildings and spaces, and landscape and boundary treatments being designed as an integral part</p>	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		of development and coordinated with adjacent sites).	
	Lack of jobs in area	The Council's Economic and Regeneration Strategy aims to accelerate economic growth and create more jobs. This has been taken account of in assessing how many new homes will be required. However, housing requirements are driven by a range of factors beyond employment : for example demands for additional homes from Thanet's existing population as well as from additional households who may elect to seek a home in the district over the Plan period.	No change
	Loss of walks and rights of way	The Plan recognises the recreational and health benefits of walking and refers to the local walking strategy which identified barriers to walking and specifies a network of routes to be improved. Policy SP34 states that new development must provide safe and attractive walking opportunities. Public rights of way are protected by Policy SP26 which signifies that built development or change of use will not be permitted. Where the need for development is overriding alternative provision would be required. Similar protection is also provided by policy CM02.	No change
	Housing will add to drought problem	Engagement with Southern Water has been ongoing and has informed preparation of the	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		<p>Infrastructure Delivery Plan that will support the Local Plan by identifying what infrastructure will be needed and when.</p> <p>Southern Water uses local plans to inform its investment proposals and has indicated that it finds no fundamental constraints to development proposed in the Plan in terms of water resources.</p>	
	There were also comments from some developers on viability of some of the phasing/other housing sites	Phasing of allocated housing sites has been reviewed including by means of direct contact with promoters of key sites to assess what is likely and feasible.	No change
	Briary Close is not a suitable access for the housing site	The Plan does not signify that Briary Close would provide the/a fundamental access to the site allocation (reference ST1). As indicated in the site specific policy, master planning of development would need to be informed by a transport assessment supported by junction modelling and demonstrating appropriate road and junction improvements and signalling.	No change
	There was some support for a single new settlement elsewhere	<p>Responses to consultation at Issues and Options stage showed only limited support for a new settlement. The interim sustainability appraisal showed that the option of a new settlement (and of freestanding countryside sites) showed significant negative impacts against various criteria compared with other options.</p> <p>Since that time the Council has received additional guidance on how the negative effects of new settlements can be mitigated</p>	Draft new mixed-use policy for the former Manston Airport site

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		and the Council therefore believes that a new settlement could form a legitimate part of the housing strategy	
	There are also some objections from landowners/agents whose sites have not been allocated:	These are being considered on their individual merits in line with established assessment procedures set out in the evidence base	No change
SP19 - Affordable housing			
	Some local objections – appears to be on the assumption that such housing would be for people sent from London boroughs.	Government Policy Guidance indicates that the starting point in assessing the level of housing to be provided for is its latest household forecasts. These forecasts are trend based and thus reflect need and demand for housing from the existing local population and those who may choose to come to live in the district. In this respect an element of total provision arises from the assumption that people will continue to come to the district and some of these may be from London and elsewhere. However, neither the level of housing proposed or the site allocations are based on any assumption or intention of accommodating people sent from the London boroughs.	No change
	Objections from developers relate to viability/deliverability.	The Plan is supported by an Economic Viability Study which has appraised the development proposals including housing and demonstrates that the Plan is deliverable in these terms.	No change
	The percentage of affordable housing should be higher	The element of affordable housing to be negotiated for on housing developments has been informed by the Strategic Housing Market Assessment and the Whole Plan Viability	No change

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
		<p>Study. It aims to accommodate forecast need as far as consistent with economic viability of such developments.</p> <p>Review in light of conclusions of new SHMA and final whole plan viability study.</p>	

Environment Strategy

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
SP20	<p>Policy does not meet the test of soundness as it is not positive and lacks evidence to restrict development in rural areas. Landscape can be enhanced through proper planning</p>	<p>The local plan has allocated enough employment and housing land to meet the identified need, therefore it is not necessary to build in the countryside (other than on allocated greenfield sites). The supporting text to policy SP20 sets out further justification.</p> <p>Policy SP20 meets NPPF requirements in 'recognising the intrinsic character and beauty of the countryside' and 'should avoid new isolated homes in the countryside'</p> <p>Thanet's countryside has always been protected from development by planning policy in response to the pressures of development. Structure Plans have recognised the importance of the countryside and included a policy protecting it from non-essential</p>	<p>No change in respect of this comment, however, policy SP20 will need to refer to the Policies map rather than the 2006 Local Plan.</p>

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
		development and protecting the countryside for its own sake. This has been implemented through local plan policies in the Thanet Urban Local Plan 1984 (policy CAC1), Isle of Thanet Local Plan 1998 (policy CL1) and Policy CC1 in the Thanet Local Plan 2006.	
SP21	Include areas between Westgate and Garlinge, and Westgate and Birchington	The area between Westgate and Garlinge is already partially built-up as part of the urban area. As there is not complete physical separation between the two, it would be inappropriate to allocate this as Green Wedge. There is already a Green Wedge between Westgate and Birchington.	No change
SP22	Policy does not meet the test of soundness as it is not positive and lacks evidence to restrict development in rural areas. Landscape can be enhanced through proper planning	The aim of this policy is not to restrict development in rural areas, but to safeguard and enhance the open and historic characteristics of Thanet's countryside and landscapes. Any development should respect the character of these landscapes	No change in relation to this comment. However, this policy may need reviewing in response to further work on landscape character.
SP24	Amendments required to ensure compliance with the Habitats Regulations.	Compliance with Habitat Regulations is addressed in other policies in the plan such as SP25. The aim of this policy is to encourage greater biodiversity through habitat enhancement, restoration and creation rather than being a restrictive policy. However the current policy wording could be improved and should be amended accordingly to refer to the joint work with KCC, Natural England, KWT and other partners on the identification of the Biodiversity Opportunity Areas.	Reword policy SP24 and supporting text with references to Biodiversity Opportunity Areas.
SP25	Amendments required to ensure	Work on a Strategic Access Management and	Rewrite Policy SP25 and supporting

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
	compliance with the Habitats Regulations.	Monitoring Strategy (SAMMS) has progressed since the draft preferred options local plan was prepared. In light of this, it is considered appropriate that policy SP25 and the supporting text be re-written.	text to reflect recent work on SAMMS and Natural England's comments and advice, to reflect the hierarchical nature of designations. Include a new policy relating to the protection of nationally designated nature conservation sites such SSSIs and Marine Conservation Zones.

Transport Strategy

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
SP36: Transport infrastructure	Transport – roads should be in place before the housing – learn from Westwood.	<p>The Council is preparing an Infrastructure Delivery Plan (IDP), which includes transport measures, in conjunction with KCC and others. The IDP seeks to identify all necessary infrastructure to support the development set out in the draft Local Plan, and how that infrastructure should be implemented.</p> <p>The recent improvements around Westwood are indicative of what can be achieved, and the IDP process should help to ensure that occurs in other parts of the district as well.</p> <p>Given the relatively low level of direct government funding for such schemes, it is unlikely that significant infrastructure can</p>	<p>An implementation section, and new Policy should be added to the draft Plan to explain how infrastructure (including transport) will be provided and funded.</p> <p>An Infrastructure Delivery Plan will also be prepared alongside the next stage of the</p>

		<p>be put in place before any development occurs. However, road infrastructure should be provided in parallel with new development, and the Council with KCC is seeking other sources of funding to support the provision of new infrastructure.</p> <p>In taking forward its IDP, the Council will seek to provide a reasonable balance between deliverability, affordability and residual highway impact, between the phases of implementation within the identified mitigation strategy.</p>	draft Plan.
SP38: Strategic Road Network	<p>Highways England have indicated that their main concern is the impact of any planning documents or development management decisions on the M2/A2 corridor, principally M2 junction 7 (Brenley Corner) and A2/A256 junction. While these junctions are located some distance from Thanet, impacts of plans adopted and planning decisions made will be felt beyond individual district boundaries. All transport assessments for strategic sites should address this issue.</p>	<p>This is a matter that Highways England have been raising for some time. The Council's view is that it is highly unlikely that developments in Thanet will have a significant impact on these two junctions.</p> <p>However, the Council is committed to working with neighbouring authorities to assess the potential combined impact of development in East Kent on those two junctions.</p>	No change required to draft Policy SP38.
SP39: Parkway station	<ul style="list-style-type: none"> • Impact on Cliffsend – noise • traffic • People using Cliffsend as free parking • What benefit does it bring? • Wrong location – not joined up with public transport • Make journey time from Ramsgate to London longer 	<p>The proposal for a Parkway Station in Thanet was based on the wider economic benefits that could arise both for Thanet and Dover districts. A business case has been prepared by KCC, and Regional Growth Funding has been earmarked for the project through the South East Local Enterprise Partnership.</p> <p>Initially, it was seen as a driver for the Airport and Discovery Park. However, if the Airport is developed for mixed uses</p>	No change to principle of policy.

	<ul style="list-style-type: none"> • Future of Ramsgate Station? Use swimming pool site for parking • Will lead to pressure for housing • The station should be considered at Manston 	<p>including commercial uses, the Parkway Station could as easily serve that development.</p> <p>The Council also believes that there are wider benefits for the local economy, through improving journey times to the wider South East and London.</p> <p>A number of potential sites were considered for the location of the Parkway Station, and this location near Cliffsend was identified as the most suitable, based on a range of factors.</p> <p>The Council recognises that there may be localised impacts that need to be mitigated, and the draft Policy indicates that such mitigation will need to be provided.</p>	
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Housing

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc.)	Outline change
H4 – Housing at Rural Settlements			
	<p>General objections to various rural housing sites:</p> <ul style="list-style-type: none"> • change character of settlement • traffic/inadequate roads • lack of/pressure on services • loss of farmland/wildlife • flooding • lack of services/infrastructure 	<p>The majority of housing provision is focused within and adjacent to the urban area containing the Thanet towns. However, the rural settlements have a role not only in meeting local housing need but also in providing a degree of locational choice. As indicated in the topic paper addressing housing levels in the rural settlements, certain of Thanet’s rural settlements are considered sufficiently sustainable as to be capable of accommodating development of a scale beyond minor infilling and have been assessed for potential alongside other sustainable locations. The size and location of sites allocated has been informed by the criteria set out in the Strategic Housing land Availability Assessment and Strategy for Planned Location of Housing. This includes character of locality, townscape, trees, sustainability, access, highway capacity, agricultural land quality, ecology, flood risk. Availability of services is subject to ongoing engagement with delivery agencies.</p> <p>Policy H04 subjects all proposals to being compatible with the size form, historic character and historic scale of growth of the settlement</p>	No change
	Not for local people	<p>An element of the housing need to be provided for will be to accommodate the needs of Thanet’s existing population as their circumstances change. However, government policy requires that requirements be founded on trend based projection of need and this will thus reflect a continuing degree of in-migration. The Strategic Housing Market Assessment will assess affordability of homes in relation to local incomes and inform policies which aim to assist those who cannot meet their needs through the local market.</p>	No change

	<p>Minster has had too much housing development already</p>	<p>A range of criteria including accessibility to services and character of location has been applied in identifying the most suitable sites to accommodate total housing requirements. These are set out in the Strategic Housing Land Availability Assessment, the topic paper on Housing Levels for Rural Settlements and the Strategy for Planned Location of Housing. Within the rural settlement hierarchy Minster is a highly sustainable settlement.</p> <p>Total housing provided for in the draft Plan (12,000) would represent an increase of over 18% of the district's current housing stock over the period to 2031. The provisions indicated for Minster in the draft Plan would represent a significantly lower proportion (less than 12% increase to the village's housing stock) over that period.</p> <p>In light of the overall level of provision and the criteria applied in selecting suitable sites, the quantity proposed for Minster is considered appropriate and proportionate.</p>	<p>No change</p>
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Safe & Healthy Environment

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
<p>Para 16.17</p>	<p>Objection to SuDS reference – suggested the following wording:</p> <p>Many parts of Thanet have vulnerable groundwater, as a consequence discharges to the ground must be</p>	<p>It is considered important to raise the issue of Sustainable Urban Drainage Systems SUDs and groundwater to increase awareness of the potential consequences of inappropriate SUDs. However, agree that the paragraph could be more positive about SuDs.</p>	<p>Reword paragraph 16.17 accordingly.</p>

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
	carefully designed to ensure that they are appropriate and does not cause further degradation. SuDS can be designed so that pollutants are removed prior to discharge, we would recommend in sensitive areas that these are considered and properly designed in order to improve the groundwater quantity where possible. Discharges to the ground in sensitive areas should be approved by the Environment Agency.'		
CM01	New community facilities should have regard to viability	Agree that the plan should set out how new facilities will be delivered – either through developer contributions or through Community Infrastructure Levy (CIL). The viability for S106 contributions and CIL are considered in the Plan Viability Study. Viability is taken into account when planning applications are assessed in respect of the provision of new community facilities.	Additional policy to be included in a new section on Implementation and Monitoring relating to contributions via S106 or CIL.
CM02	The policy protecting community facilities is over-restrictive and unsound.	<p>Paragraph 70 of the NPPF states that planning policies and decisions should</p> <ul style="list-style-type: none"> •guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; • ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community..... 	No change in relation to this comment. However, supporting text may need to be strengthened to refer to a minimum time period for marketing the facility.

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
		It is considered important to safeguard community facilities, or land which has been occupied by a community facility, as in some areas of Thanet -particularly the villages, once a community facility site has been lost there would be little or no scope to provide new community facilities in the future. Paragraph 17.8 of the draft local plan explains how the change of use or redevelopment of a community facility can be justified to ensure that the policy does not restrict growth or have a negative impact on the community.	

Transport

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
TP05 – Coach Parking	A number of respondents have highlighted coach parking as a problem, particularly the perceived unsuitability of Barnes Avenue Car Park and coach parking in general in Broadstairs.	<p>The draft Local Plan protects existing coach parking areas, but also recognises the problems of limited coach parking in certain areas of the district. The provision of suitable coach parking areas is important in ensuring that the visitor economy is supported.</p> <p>The draft Plan also indicates that the Council will consider the need to identify a site to meet demand at Ramsgate.</p> <p>The Council is now undertaking a review of coach parking in</p>	<p>The draft Plan should be amended to reflect the current corporate coach parking review.</p> <p>Draft Policy TP05 should be amended once the review is complete to include any new sites that are</p>

		the district. The draft Local Plan will be amended in due course once the review has been completed.	identified through the review process.
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General points

Policy	Issues Raised	Council response (including reason for change/no change including any relevant new guidance etc)	Outline change (or say no change)
Consultation process	A number of issues have been raised by various respondents regarding the length and complexity of the consultation.	<p>This consultation was not a statutory part of the Local Plan process. However, the Council considered that it would be helpful to carry out an extended 8-week consultation.</p> <p>It is appreciated that the Local Plan is complex, so Council staff were available at a number of drop-in sessions to help people respond to the consultation. A list of Frequently Asked Questions was also produced after the consultation opened, and was revised as new questions were raised.</p> <p>The questionnaire for this consultation was long. This was because it set questions for each of the policies in the plan which was necessary in order to provide the Council with the most meaningful feedback.</p> <p>Details are given below of the methods used to inform people about the consultation:</p> <p>Press Coverage</p> <ul style="list-style-type: none"> • Press release on the website - Press briefing took place on 8 January 2015. 	<p>No change required to draft Local Plan.</p> <p>With the Communications Team, a plan has been prepared for consultation and engagement at the next stage of the draft Local Plan.</p>

		<ul style="list-style-type: none"> • Coverage in the KM Thanet Extra (33,000 circulation)(14 January 2014) – Focus On Local Plan – including drop-in session details • Coverage on www.kentonline.co.uk – including drop in session details (average 637,396 visits a month) • Some coverage in the Thanet Gazette (mainly relating to Westgate/Minster) - 9,000 circulation <p>Press Advertising</p> <ul style="list-style-type: none"> • Half page advert in Thanet Gazette (9 January 2015) – promoting consultation and drop-in sessions (9,000 circulation) • Half Page advertisement in KM Thanet Extra (16 January 2015) - promoting consultation and drop-in sessions (33,000 circulation) • Digital space booked on Thanet pages of www.kentonline.co.uk <p>Social Media</p> <ul style="list-style-type: none"> • Twitter - sent out on 9 January 2015 to 4,500 followers • Facebook - two posts to Facebook to 624 followers: <ul style="list-style-type: none"> - Post 1 (2 January 2015) – Drop in dates and times - reached 490 people - Post 2 (9 January 2015) – Local Plan Launch (including drop in sessions) - reached 651 people • Facebook paid for advert – promoting the Local Plan and drop-in sessions - started on Friday 9 January - advert seen by 	
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		<p>11,436 people</p> <p>Mail/Email distribution</p> <ul style="list-style-type: none"> • Email sent to 12 business networks who forward to their members and contacts • Emails and letters sent to Planning list of those who have previously taken part in consultations (about 1000 contacts) <p>Poster/Leaflet Distribution</p> <ul style="list-style-type: none"> • Posters and leaflets were sent to Parish Councils; Libraries; Council Offices; Thanet Gateway <p>Events</p> <ul style="list-style-type: none"> • Drop-in sessions at Birchington (13 Jan 2015); Broadstairs (21 Jan 2015); Ramsgate (29 Jan 2015); Hartsdown Leisure Centre (3 Feb 2015); Margate (10 Feb 2015); and Westwood Cross (600+ visitors in total) • Staff briefing sessions • Member briefing sessions • School Sixth Form briefing sessions and workshop (5 Jan 2015) • Officers (and in some cases Members) attended public meetings at Westgate (16 Jan 2015); Birchington (13 Feb 2015); Minster (25 Feb); St Nicholas (23 Feb); Monkton (24 Feb); Ramsgate (14 Jan); and Cliffsend (22 Jan). • Briefings to: Thanet Business Forum (8 January 2015); Ramsgate Town Council (14 January 2015); Invest Thanet Board (16 January 2015) 	
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Documents	<p>Infrastructure Delivery Plan, Sustainability Appraisal, Viability assessment and Transport Modelling work should have been published as part of the consultation.</p>	<p>The Preferred Option consultation is not a formal stage of consultation. However, the Council has published evidence base documents and information in the past, and is committed to continue doing so, as and when evidence is available and at the appropriate stage.</p> <p>The Council recognises that these are important elements of evidence for the Examination. It is the intention to publish the evidence mentioned at the next stage, if available.</p>	<p>No change required. Intention to publish all available evidence at next consultation stage.</p>
Duty to cooperate	<p>Thanet has failed to cooperate on major cross boundary issues and evidence base documents</p>	<p>Do not agree. The Council has a long history of cooperation with neighbouring authorities dating back to the preparation of the South East Plan and beyond.</p>	<p>No change required to draft Local Plan. It is the intention to publish more information on duty to cooperate at Publication stage.</p>
	<p>Not meeting duty to cooperate (specifically in relation to housing numbers)</p>	<p>The Council has engaged with neighbouring authorities (as well as KCC and other statutory bodies) over a long period of time on a range of issues, including housing numbers, economic strategy and employment land, retail provision, transport matters, Habitat Regulations matters, social and physical infrastructure, green infrastructure and so on. The duty is supposed to focus on those matters where there is a strategic cross-boundary issue.</p> <p>In relation to housing, the East Kent districts have co-operated on the approach to this matter over many year, including through the South East Plan process. More recently, the Council has engaged with neighbouring Councils both in relation to its</p>	

		<p>own Strategic Housing Market Assessment work, and the work currently being undertaken by Dover in relation to their housing requirements.</p> <p>That engagement is ongoing, and it is believed that any outstanding issues can be resolved prior to Submission of the draft Plan.</p> <p>The Council has also adopted the East Kent Memorandum of Understanding of the Duty to Cooperate.</p>	
Infrastructure provision/s106/CIL/viability	<p>Many respondents have raised concerns about the provision of various elements of key infrastructure to support the proposals in the draft Local Plan – transport, water, sewerage, education, health, and so on – either in terms of absolute provision; the viability of infrastructure provision; or the timing of infrastructure provision.</p>	<p>The provision of infrastructure to support development is vitally important. The Council has been working with the relevant agencies to ensure that it is fully informed about future infrastructure requirements and the timing of those requirements.</p> <p>The Council has also prepared a draft Infrastructure Delivery Plan (IDP) in conjunction with those agencies, setting out the infrastructure requirements and the known costs; the phasing of the requirements and the body responsible for ensuring delivery. Some infrastructure would need to be provided directly by a developer on a given site; some would be off-site infrastructure funded by a developer and some would be funded by other mechanisms. The IDP will also need to address any viability issues.</p> <p>The IDP addresses the full range of infrastructure.</p> <p>KCC have (with TDC) been preparing a new Transport Strategy for the district, the primary</p>	<p>It is proposed to amend the draft Local Plan to include an implementation Policy and explanatory text to explain how the Plan addresses the issues of implementation, monitoring, infrastructure delivery and viability.</p>

		feature of which is the development of an “inner circuit” to improve traffic flows between the different parts of the district and to provide some relief to the existing road network. KCC have also sought grant funding (through the RGF) for parts of this scheme.	
Viability issues	A number of respondents have raised concerns about whether development in this area will be viable; particularly in relation to supporting infrastructure.	<p>The draft Local Plan has been subject to a Whole Plan Viability Assessment, which will be published shortly.</p> <p>The Assessment indicates that, including key infrastructure, the draft Plan is viable. Some areas of the district experience higher development values than others, but as a whole it is regarded as viable. Further testing of key components will be undertaken as part of the IDP process.</p>	No amendment to draft Local Plan.

Policy SP05 – Manston Airport

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent. Direct. ST/LT++ The proposed policy inherently provides additional housing within the District, by proposing up to 3,000 new dwellings on the site, including 30% affordable homes.	Unknown ? A no policy option would require housing proposed at the former Manston Airport site to be accommodated elsewhere within the District. Alternative locations and phasings have not been identified therefore it is not possible to assess the impacts of a no policy option.	Please see draft HRA Report	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT+ Adoption of the proposed policy requires the provision of a Doctors Surgery, ensuring the new development would have adequate and appropriate access to healthcare facilities.	Permanent. Direct LT -/? Assuming additional housing is provided in alternative locations, likely to be urban edge sites, pressure would be placed on existing healthcare facilities and services as there is likely to be insufficient critical mass in particular locations to provide additional healthcare.		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 provision of a Doctor's Surgery, though further assessment 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+ Adoption of the proposed policy requires the provision of a primary school, ensuring the new development would have adequate and appropriate access to educational facilities.	Permanent. Direct LT -/? Assuming additional housing is provided in alternative locations, likely to be urban edge sites, pressure would be placed on existing educational facilities and services as there is likely to be insufficient critical mass in particular locations to provide additional educational facilities.		The proposed policy has the potential to significantly affect the status quo by increasing the population covered by individual educational facilities. The proposed policy includes provision of a primary school, though further assessment will identify shortfalls in local educational capacity and indicate the level of increased provision that may be required through developer contributions.
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 ? Adoption of the proposed policy would facilitate physical infrastructure to support the provision key community services suitable for vulnerable people and users. However, no information is provided in relation to the direct services that could be provided in relation to future site uses and developments and thus cannot be assessed against the objective.	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, overcrowding and population rises could lead to a rise in deprivation as facilities and services would be unable to cope with the excess demand.		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. Direct. ST/LT+/- The proposed policy would seek to create a mixed use development that is sympathetic to the receiving environment. Through the protection of environmental and heritage assets, as outlined in the proposed policy, an appropriate community feel will be created where landscaping schemes will be designed to be integral to new developments. The policy is likely to promote strong residential amenity within a mixed land use.	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	Permanent. Direct. ST/LT+/? The proposed policy would allow the former Manston Airport site to be developed into a mixed use facility, with 85,000sqm allocated for employment and leisure floorspace. As such	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		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
wants to work has the opportunity to secure appropriate paid employment.	commercial business properties could be created as could retail facilities. In turn these establishments would create jobs for the local economy.	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.		
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.	Unknown ? The benefits of sustainable and social housing provision provided at the former Manston Airport site could potentially be negated by the loss of potential economic activity associated with investment at the former Manston Airport. Whilst employment is included within the policy implementation is not known at this stage. Provision of housing on the former Manston Airport site would prevent the possibility of the former Manston Airport being regenerated providing associated jobs.	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 + Under policy adoption proposals to develop the former Manston Airport site, a development will minimise the visual impact and will be well linked to existing heritage sites to support tourism in Thanet. As such this would contribute to preserving 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 local environment could potentially be subjected to developments that create a mixed use and multifunction district, accommodating residential, commercial and leisure facilities. Due to the size of the site and that the policy is site specific, the impacts significance is minor.	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.		-
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. The integration of new settlements into existing settlement patterns is fundamentally affected by good levels of transport connectivity and treatment of green buffers and edges between built up areas. For robust implementation, the proposed policy requires the Transport Strategy to be met by upgrading local roads, travel plans for public transport and traffic calming measures for key routes.	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 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.	Permanent. Direct. ST/LT + Adopting the policy would ensure any development to or on the former Manston 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.		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	Permanent. Direct. ST/LT+ For a development to be brought forward as part of this policy, a design and heritage statement is required to include	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts		The proposed policy includes provision for undertaking a pre-design archaeological assessment taking account

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
archaeological or architectural importance, and their settings.	measures which will reduce and mitigate sites of historic archaeological and or architectural importance, and their settings, through pre-design archaeological assessment and linking the development to existing heritage sites.	upon archaeological and architectural important sites and features. As such new developments could result in adverse effects on sites, features and areas of historic archaeological or architectural importance, and their settings.		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 help identify issues and mitigate negative effects.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 inter-Thanet 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.	Permanent. Direct. ST/LT+ Policy adoption would only allow mixed use of the former 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 former Manston Airport. The impacts are undefined 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.		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 district and beyond, including road, rail and air.	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.
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood	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.		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
risk, in accordance with development management policies and NPPF.				
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.	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.		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++ Policy adoption would ensure development and creation of a residential, commercial and leisure mixed use site which would not contaminate groundwater resources and that appropriate mitigation measures will be incorporated to the design to prevent contamination.	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.	Unknown ? Effects against this objective are unknown at this stage as the policy does not include explicit reference to using local products or sustainable produce for development.	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 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.
<p>Alternative 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 primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. The effects on with respect to ecology and landscape are likely to be lesser for the development on brownfield land, when compared to development of greenfield land. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The site is well connected, with the policy requiring numerous efforts to link with and improve the public transport links, particularly with the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

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

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	Please see draft HRA report	To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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.			-
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 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 educational provisions.			-
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. However the policy does provide for a minimum of 9ha of open space to be provided.	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 but is located between Westwood cross shopping centre and Bradgate Caravan Park. This helps maintain a settlement pattern within Westwood, 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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 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 employment opportunities.			-
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.		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 within the existing urban environment, 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, in order to maximise the potential for achieving sustainable development patterns. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 There will not be a change in the status quo under either the proposed policy or the no policy scenario. Neither will enhance nor remove sites of historic archaeological or architectural importance, and their settings.			-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 attached to the proposed policy, which may inform TDC's ongoing air quality review and assessment programme.	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.
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 district and beyond, including road, rail and air.	Permanent Direct ST/LT + The provision of a highway improvements identified through further traffic studies 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	HRA implications	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 development management policies and NPPF.	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.		To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 are 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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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

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				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.
<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. 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> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

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

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent Direct LT++ The proposed policy inherently provides for additional housing within the District, by proposing up to 250 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.	Please see draft HRA Report	To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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.			-
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 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 educational provisions.			-
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 but is adjacent to existing settlements. This helps maintain a distinctive pattern within	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

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	Margate, whilst maintaining green edges with the countryside.			designed to fully integrate development within the existing community. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 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 employment opportunities.			-
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 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.	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, in order to maximise the potential for achieving sustainable development patterns. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 There will not be a change in the status quo under either the proposed policy or the no policy scenario. Neither will enhance nor remove sites of historic archaeological or architectural importance, and their settings.			-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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 attached to the proposed policy, which may inform TDC's ongoing air quality review and assessment programme.			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.	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 district and beyond, including road, rail and air.	Permanent Direct ST/LT + The provision of a highway improvements identified through further traffic studies 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.		-
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 development management policies and NPPF.	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.		To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 are 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. In addition, to ensure no significant effects as a result of recreational pressure

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 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.
<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. Any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The implementation of highway improvements is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

New Policy SPXX – New Implementation Policy

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent, Indirect. ST/LT + Adoption of this policy would ensure new housing would be provided with adequate and suitable access. It would also ensure the physical and social infrastructure is provided in the appropriate timeframes such that the housing supply can be made available to satisfy the relevant mix of types and tenures.	Permanent. Indirect. ST/LT ? A no policy option could result in the access to new housing locations being inadequate.	Please see draft HRA Report	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent, Direct. ST/LT + This policy would provide the delivery of the social infrastructure, such as healthcare, in a timely manner and in accordance with the Infrastructure Delivery Plan.	Permanent, Direct ST/LT - A no policy option would result in measures not being taken forward by the council to facilitate the provision and access of appropriate healthcare facilities for all sectors of society within the District.		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	Where possible it would also mean the council seek additional funding so as to ensure the healthcare facilities with the District are adequate 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.	Permanent, Direct. ST/LT + This policy would bring forward the provision of social infrastructure, such as adequate educational facilities, within the District. It will also set out the timescales of delivery, and where necessary, provide consideration of alternative measures so as to ensure the effective implementation of the overall planning strategy.	Permanent, Direct ST/LT - A no policy option would result in measures not being taken forward by the council to facilitate the provision and access of appropriate educational facilities for all sectors of society within the District.		-
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 adoption of this policy would bring forward the provision of social infrastructure and facilities in the district. It will also ensure encourage collaborative working with other organisations to facilitate the strategic provision and timely implementation of key facilities.	Permanent, Direct ST/LT - A no policy option would result in measures not being taken forward by the council to facilitate the provision and access of appropriate facilities for all vulnerable people within the District.		-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, Direct. LT + The adoption of this policy will ensure the existing and new communities will be developed in a balanced and progressive manner by ensuring the appropriate physical and social infrastructure is implemented in accordance with one another and in with the draft Infrastructure Delivery Plan.	Permanent, Direct. ST/LT ? A no policy could result in the physical and social infrastructure for existing and new communities not being developed in a manner which contributes to the creation of a vibrant and balanced community.		-
7.	NA			N/A
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.	Permanent, Indirect. ST/LT. + Timely provision of appropriate infrastructure to new development sites will enhance the operability of new commercial sites. This will allow key industrial and employment sites across the District to optimise their economic growth.	Permanent, Indirect. ST/LT ? A no policy option could result in access to new industrial and employment developments being inadequate. This would limit the ability of the District to generate new jobs and support regeneration areas.		-
9.	NA			NA
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 + Adoption of this policy could promote the use of previously developed land by ensuring it has appropriate and adequate access for sustainable development needs. It could also allow the phasing and delivery of social infrastructure to be co-located thereby increasing land use efficiency.	Permanent, Indirect. ST/LT ? A no policy option could result in previously used developed land not being afforded suitable access or the co-location of facilities, preventing the efficiency in this land use from being increased.		-
11. To ensure that a sustainable pattern of development is pursued.	Permanent, Indirect ST/LT + Adoption of this policy would ensure new housing would be provided with adequate and suitable access. It would also ensure the infrastructure is provided in the appropriate timeframes such that the housing can be made available to the mix of types and tenures. The adoption of this policy would bring forward the provision of social infrastructure and facilities in the district. It will also ensure encourage collaborative working with other organisations to facilitate the strategic provision and timely implementation of key facilities.	Permanent, Indirect. ST/LT ? A no policy option could prevent a sustainable pattern of development from occurring, as inappropriate delivery of infrastructure would hinder the ability to pursue development and collaboration of facilities may not be progressed.		-
12. and 13	NA			N/A

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent, Indirect LT + Providing required physical and social infrastructure which is accessible to all sectors of society will reduce the reliance on personal vehicle trips and increase the promotion and use of sustainable forms of travel.	Permanent, Indirect, LT ? A no policy option would require promotion of additional and other measures in order to improve the air quality within the District through the use of sustainable forms of travel.		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 + Adherence to the policy would enable sustainable public transport provision between land uses to be enhanced. This policy would also facilitate implementation and adherence to the Infrastructure Delivery Plan, ensuring the required physical and social infrastructure is implemented to appropriate timescales.	Permanent, Indirect, ST/LT ? A no policy option could result in the current transport network not being extended to facilitate access to all key facilities, services and employment opportunities.		-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent, Indirect LT + Implementation of the policy would allow for wider transport infrastructure to be expanded, covering the Thanet District area. This would also link up with the wider transport network of Kent and further afield.	Permanent, Indirect ST/LT - A no policy option would result in the provision of social infrastructure within the District having inadequate access, making those facilities less accessible.		-
17. to 22	NA			N/A
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent, Indirect, ST/LT ? Co-locating the provision of social infrastructure could facilitate the justification for maximising the eligibility of renewable energy sources within the District, such as district heating.	Permanent, Indirect, ST/LT ? A no policy option could result in the maximisation of eligibility from renewable sources not being pursued.		-
<p>Summary</p> <p>The proposed policy would ensure physical and social infrastructure provisions are adequately taken forward by the council, such that the phased implementation of the infrastructure requirements aids the efficient use of land, sustainable development and access to facilities. The policy would also be beneficial in terms of co-locating social infrastructure facilities so that the communities can get the most out of the new developments. The no policy option could result in a number of physical and social facilities not being adequately provided both to the detriment of the communities.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

New Policy SPXX – Strategic Routes Policy

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent, Direct ST/LT + The policy will allow for adequate transport links to be safeguarded and created to help serve new housing developments, thereby contributing towards the delivery of the sustainable supply of new housing.	Permanent, Indirect, ST/LT ? A no policy option could mean the routes and junctions highlighted for safeguarding and not afforded appropriate measures to support the supply of new housing.	Please see draft HRA Report	N/A
2. to 7	N/A			-
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.	Permanent, Indirect ST/LT + Adoption of the this policy, in conjunction with the Thanet Transport Strategy, will ensure new industrial and employment development sites will have adequate access safeguarded and provided, enabling economic growth within the District.	Permanent, Indirect, ST/LT ? A no policy option could mean potential new economic sites within the District are not safeguarded for future use, compromising the ability of new sites to provide employment, and economic benefits.		N/A
9. and 10	N/A			N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent, Direct ST/LT +	Permanent, Direct ST/LT -		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	Safeguarding the provision of key road schemes and junctions will ensure a sustainable pattern of development is not ruled out due to accessibility issues.	By not safeguarding key roads and junction improvements, the ability to pursue a sustainable pattern of development with appropriate access would be compromised.		
12. and 13	N/A			N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent, Direct ST/LT + Safeguarding of key roads and junction improvements will improve traffic movements and reduce traffic queues and waiting vehicles within the area. For example reducing traffic on the A28, The Square, Birchington.	Permanent, Indirect, ST/LT ? A no policy option could result in a worsening of current traffic and congestion related issues within the road network, contributing to a decline in air quality.		NA
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 + Adoption of this policy, which includes proposals for new and improved roads and junctions; enhancements to bus and train services and an expansion of the cycling/walking network, will encourage wider forms of transport to be established within the District. This has the potential to lessen the reliance on private vehicle trips.	Permanent, Indirect ST/LT - A no policy option would lessen the support provided for the new Thanet Transport Strategy, reducing the possibility for the strategy to successfully develop the "Inner Circuit" and support new housing developments.		-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent, Direct, LT + The policy will safeguard routes which will work with the emerging Transport Strategy to reduce pressure on the existing road network. In doing so, and by incorporating provision for buses and cycling, the policy will enhance the sustainable transport links within Thanet. Improving the local transport links within the District will also improve local access to the strategic road network and transport links to the wider Kent and beyond.	Permanent, Indirect ST/LT - A no policy option would increase the burden on developing sustainable transport links within the District and Kent.		-
17. to 23	N/A			N/A
<p>Summary</p> <p>The proposed policy would ensure key roads and junction improvements are safeguarded for future works, such that they can support the implementation of the Thanet Transport Strategy. This would enable the district to develop key sustainable links between the local road access for which the policy is directed at but also access to the strategic road network and wider transport links. A no policy option could result in a worsening of current traffic conditions on the roads highlighted on the safeguarding map and prevent the District from attaining a sustainable transport network which is coherent and linked up with local and wider transport networks.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

Thanet District Council

**Thanet Local Plan - Sustainability
Appraisal**

**Preferred Options Revisions - Non-
Technical Summary**

REP/228764/003

Issue | November 2016

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.

Job number 228764

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

ARUP

Non-Technical Summary

Introduction

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

Role of the Sustainability Appraisal Report the Sustainability Appraisal Process

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

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

Approach to the Sustainability Appraisal

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

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

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

Table 1: SA Objectives and Assessment Criteria.

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

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

Sustainability Appraisal of the Local Plan

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

Table 2: Sustainability Appraisal Summary.

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

Policy SP06 - Thanet's Town centres

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

Policy SP07 - Westwood

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

Policy SP08 - Margate

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

Policy SP09 - Ramsgate

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

Policy SP10 - Broadstairs

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

Policy SP11 - Housing Provision

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

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

Policy SP12 - Strategic Housing Site Allocations.

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

Policy SP13 - Strategic Housing Sites - Manston Green

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

Policy SP14 - Strategic Housing Site at Birchington

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

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

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

Policy SP16 - Westwood Strategic Housing

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

Policy SP17 - Land fronting Nash and Haine Roads

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

Policy SP18 - Type and Size of Dwellings

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

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

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

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

Policy SP30 - Climate Change

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

Policy SP31 - Healthy and Inclusive Communities

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

Policy SP32 - Community Infrastructure

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

Policy SP33 - Expansion of Primary and Secondary Schools

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

Policy SP34 - Safe and Sustainable Travel

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

<p>Policy SP35 - Accessible location</p> <p>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.</p>
<p>Policy SP36 - Transport Infrastructure</p> <p>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.</p>
<p>Policy SP37 - Connectivity</p> <p>No SA required as policy relates to statement of intent to lobby for investment</p>
<p>Policy SP38 - Strategic Road Network</p> <p>No SA required as policy relates to statement of intent to undertake modelling of impact on strategic road network outside the district</p>
<p>Policy SP39 - New Rail Station</p> <p>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.</p>
<p>Policy E01 - Retention of existing employment sites</p> <p>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.</p>
<p>Policy E02 - Home Working</p> <p>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.</p>
<p>Policy E03 - Digital Infrastructure</p> <p>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.</p>

Policy E04 - Primary and Secondary Frontages

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

Policy E05 - Sequential and Impact Test

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

Policy E06 - District and Local Centres

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

Policy E07 - Serviced Tourist Accommodation

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

Policy E08 - Self Catering Tourist Accommodation

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

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

Policy E09 - Protection of Existing Tourist Accommodation

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

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

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

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

Policy E13 - Language Schools

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

Policy E14 - Quex Park

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

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

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

Policy E16 - Conversion of rural buildings for economic development purposes

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

Policy E17 - Farm Diversification

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

Policy E18 - Best and Most Versatile Agricultural Land

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

Policy E19 - Agricultural Related Development

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

Policy H01- Housing Development**Policy H02A - Land on west side of Old Haine Road, Ramsgate****Policy H02B - Land fronting Nash Road and Manston Road****Policy H02C - Land fronting Park Lane, Birchington.****Policy H02D - Land south of Brooke Avenue Garlinge****Policy H02E - land at Haine Road and Spratling Street, Ramsgate****Policy H02F - Land south of Canterbury Road East, Ramsgate****Policy H02G - Land at Melbourne Avenue, Ramsgate**

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

Policy H03 - Cliftonville West and Margate central

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

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

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

Policy H05 - Rural Housing Need

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

Policy H06 - New agricultural dwellings

The proposed policy has the potential to contribute towards the economy, rural housing supply, job creation and reducing the need for people to travel to access jobs, services and local facilities. However because neither option are specific about where development would occur, effects on the built environment, landscape, heritage, ecology and the water environment are uncertain. Potentially adverse effects have also been predicted in terms of energy an 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.

<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 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.</p>

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.

<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>

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

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

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

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

Policy SE10 - Light Pollution

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

Policy CM01 - Provision of New Community Facilities

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

Policy CM02 - Protection of Existing Community Facilities

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

Policy CM03 - Expansion of Margate Cemetery

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

Policy CM04 - Expansion of Minster Cemetery

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

Policy TP01 - Transport assessments and Travel Plans

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

Policy TP02 - Walking

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

Policy TP03 - Cycling

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

Policy TP04 - Public Transport

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

Policy TP05 - Coach Parking

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

Policy TP06 - Car Parking

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

Policy TP07 - Town Centre Public Car Parks

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

Policy TP08 - Freight and service delivery

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

Policy TP09 - Car parking provision at Westwood

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

Policy TP10 - Traffic Management

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

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

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

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

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

New Policy SPXX – New Implementation Policy

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

New Policy SPXX – Strategic Routes Policy

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

Sustainability of Thanet's Housing Allocation

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

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

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

Sustainability Appraisal of the Employment Land Allocation

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

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

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

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

Next Steps

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

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

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

Draft Sustainability Appraisal monitoring framework

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

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

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

Sustainability Appraisal conclusion

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

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

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

Thanet District Council
Thanet Local Plan
Sustainability Appraisal

REP/228764/002

Issue | November 2016



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
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

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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 and need.	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 industrial and 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? Encourage sustainable development of key services and facilities across the district likely to stimulate economic growth? Deliver industrial and employment development in regeneration areas? Deliver industrial and employment development that reduces unemployment in deprived areas?
Landscape Character	9. To protect and enhance the areas natural landscape, semi-natural landscape and street scene to support the tourist economy.	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 areas where air quality (pollutant) levels exceed national standards.	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 transport to enable access to key facilities?

Concern	SA Objective	Decision Making Criteria – will the policy?
		Promote a sustainable public transport network that reduces reliance on private vehicles?
Transport	16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	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 development management policies and NPPF.	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?
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.

<p>Policy SP01 - National Planning Policy Framework – Presumption in favour of sustainable development</p> <p>The proposed policy, through support for the promotion of NPPF, would undoubtedly enhance the District due to the positive impacts seen across the majority of the SA objectives. Commonly, a no policy option would yield neutral impacts or negative as uncontrolled developments could over saturate local services and place too high a demand upon them. As such by incorporating the NPPF sustainable practices and designs will be created whereby developers and TDC work together to create a development that sustainably meets the needs of the local population whilst also been considered for its socio-economic and environmental implications.</p>
<p>Policy SP02 - Economic Growth</p> <p>The proposed policy has no significant negative effects and provides a number of opportunities yield of 5,000 jobs. Notwithstanding the above comments, any potential negative significant effects could be mitigated, either by other Local Plan policies and the site allocation assessment process.</p>

<p>Policy SP03 - Land Allocated for Economic Development</p> <p>Policy SP04 - Manston Business Park</p> <p>The proposed policy is predicted as having the potential to result in a significant positive effect, particularly in relation to job creation and supporting economic growth and this is the main differentiator between the options. Minor negative effects could be attributed to the proposed policy, however these and the uncertain effects can be mitigated by development management policies and the site specific assessment of effects that will be required for the allocations. One area where the no policy option performed better was in terms of its potential to have indirect benefits for housing by potentially allowing a greater area of land for housing and other types of development.</p>
<p>Policy SP05 - Manston Airport</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. The effects on with respect to ecology and landscape are likely to be lesser for the development on brownfield land, when compared to development of greenfield land. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The site is well connected, with the policy requiring numerous efforts to link with and improve the public transport links, particularly with the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p>
<p>Policy SP06 - Thanet's Town centres</p> <p>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.</p>
<p>Policy SP07 - Westwood</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 National Planning Policy Framework (NPPF).</p>
<p>Policy SP08 - Margate</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 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.</p>
<p>Policy SP09 - Ramsgate</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 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>

<p>Policy SP10 - Broadstairs</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 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.</p>
<p>Policy SP11 - Housing Provision</p> <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>
<p>Policy SP12 - Strategic Housing Site Allocations.</p> <p>The potential effects of SP12 are covered in detail as part of SP13, SP14, SP15 and SP16.</p>
<p>Policy SP13 - Strategic Housing Sites - Manston Green</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. 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.</p>
<p>Policy SP14 - Strategic Housing Site at Birchington</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. 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>

<p>Policy SP15 - Strategic Housing Site at Westgate-on-Sea</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District’s housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. 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>
<p>Policy SP16 - Westwood Strategic Housing</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. 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.</p>
<p>Policy SP17 - Land fronting Nash and Haine Roads</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. 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>
<p>Policy SP18 - Type and Size of Dwellings</p> <p>The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such housing sustainability is appropriately met through the adoption of policy SP18.</p>
<p>Policy SP19 - Affordable Housing</p> <p>The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such affordable housing provision is appropriately met through the adoption of the proposed policy.</p>

<p>Policy SP20 - Development in the Countryside</p> <p>The proposed policy is likely to have a beneficial effect on the majority of the SA objectives. Many of the potentially adverse effects associated with no policy option could be mitigated by other policies in the Local Plan, though in isolation are likely to be significantly adverse.</p>
<p>Policy SP21 - Safeguarding the Identity of Thanet’s Settlements</p> <p>The proposed policy is likely to have a beneficial effect on the majority of the SA objectives. Many of the potentially adverse effects associated with the no policy option would be mitigated by other policies in the Local Plan.</p>
<p>Policy SP22 - Protection and Enhancement of Thanet’s Historic Landscapes</p> <p>The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people’s satisfaction with where they live and cultural heritage features within those areas.</p>
<p>Policy SP23 - Green Infrastructure</p> <p>The proposed policy has the potential to positive impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats.</p>
<p>Policy SP24 - Biodiversity Enhancements</p> <p>The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on similar objectives. The no policy option largely yields negative impacts as by removing protection or having no support there is the potential for unrestricted development action which could be to the detriment of environmentally sensitive parameters. Biodiversity enhancements are clearly supportive of all of the SA objectives they relate to. Whilst focusing on species and habitats, the effects of the proposed policy are more wide reaching and affect many other aspects of the natural environment.</p>
<p>Policy SP25 - Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve</p> <p>The proposed policy is largely a reflection of existing legislation and will yield the most substantial environmental protection and sustainability. The protection of open spaces would yield environmental benefits. The proposed policy will be restrictive to infrastructure and housing as protecting environmental assets will mean developments upon such lands will most likely be prohibited and thus restricted to other areas of Thanet.</p>
<p>Policy SP26 - Protection of Open Space</p> <p>The protection of open spaces would yield environmental benefits. However without mitigation and the implementation of other policies within the Local Plan, the proposed policy may be restrictive to infrastructure and housing.</p>
<p>Policy SP27 - Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds</p> <p>The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives.</p>
<p>Policy SP28 - Quality Development</p> <p>The proposed policy specifies that all developments must be high quality and inclusive in design thus reduce a prominent impact of the local visual display and in fact enhance its appearance. Similarly the policy stipulates that any large developments or ones of national significance have to undergo a design review to ensure development quality does not impede the local area.</p>
<p>Policy SP29 - Conservation and Enhancement of Thanet's Historic Environment</p> <p>The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people’s satisfaction with where they live and cultural heritage features within those areas. 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.</p>
<p>Policy SP30 - Climate Change</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>

<p>Policy SP31 - Healthy and Inclusive Communities</p> <p>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.</p>
<p>Policy SP32 - Community Infrastructure</p> <p>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.</p>
<p>Policy SP33 - Expansion of Primary and Secondary Schools</p> <p>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.</p>
<p>Policy SP34 - Safe and Sustainable Travel</p> <p>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.</p>
<p>Policy SP35 - Accessible location</p> <p>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.</p>
<p>Policy SP36 - Transport Infrastructure</p> <p>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.</p>
<p>Policy SP37 - Connectivity</p> <p>No SA required as policy relates to statement of intent to lobby for investment</p>
<p>Policy SP38 - Strategic Road Network</p> <p>No SA required as policy relates to statement of intent to undertake modelling of impact on strategic road network outside the district</p>

<p>Policy SP39 - New Rail Station</p> <p>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.</p>
<p>Policy E01 - Retention of existing employment sites</p> <p>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.</p>
<p>Policy E02 - Home Working</p> <p>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.</p>
<p>Policy E03 - Digital Infrastructure</p> <p>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.</p>
<p>Policy E04 - Primary and Secondary Frontages</p> <p>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.</p>
<p>Policy E05 - Sequential and Impact Test</p> <p>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.</p>

<p>Policy E06 - District and Local Centres</p> <p>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.</p>
<p>Policy E07 - Serviced Tourist Accommodation</p> <p>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.</p>
<p>Policy E08 - Self Catering Tourist Accommodation</p> <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>
<p>Policy E09 - Protection of Existing Tourist Accommodation</p> <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>
<p>Policy E10 - Major Holiday Beaches</p> <p>Policy E11 - Intermediate Beaches</p> <p>Policy E12 - Undeveloped Beaches</p> <p>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.</p>

<p>Policy E13 - Language Schools</p> <p>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.</p>
<p>Policy E14 - Quex Park</p> <p>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.</p>
<p>Policy E15 - New build development for economic development purposes in the rural area</p> <p>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'.</p>
<p>Policy E16 - Conversion of rural buildings for economic development purposes</p> <p>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.</p>
<p>Policy E17 - Farm Diversification</p> <p>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'.</p>
<p>Policy E18 - Best and Most Versatile Agricultural Land</p> <p>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.</p>

<p>Policy E19 - Agricultural Related Development</p> <p>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.</p>
<p>Policy H01- Housing Development</p> <p>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</p> <p>Under policy adoption there are specific requirements that developments must undertake in order to be granted permission. One concerns the management of natural conservation sites and infrastructure provisions. The policy states that developments must not conflict with another policy, resultantly all SA objectives are positively met as alternative policies all provide positive impacts to the objectives. A no policy option would largely yield neutral impacts as there would not be a change in the status quo.</p>
<p>Policy H03 - Cliftonville West and Margate central</p> <p>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.</p>
<p>Policy H04 - Housing at Rural Settlements</p> <p>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</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>
<p>Policy H05 - Rural Housing Need</p> <p>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.</p>

<p>Policy H06 - New agricultural dwellings</p> <p>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 an 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.</p>
<p>Policy H07 - Care and Supported Housing</p> <p>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.</p>
<p>Policy H08 - Accessible Homes</p> <p>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.</p>
<p>Policy H09 - Non self-contained residential accommodation</p> <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 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.</p>
<p>Policy H10 - Accommodation for Gypsy and Travelling Communities</p> <p>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.</p>
<p>Policy H11 - Residential use of empty property</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>

<p>Policy H12 - Retention of existing housing stock</p> <p>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.</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 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.</p>
<p>Policy QD03 - Advertisements</p> <p>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.</p>
<p>Policy QD04 – Telecommunications</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>
<p>Policy HE01 - Archaeology</p> <p>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.</p>
<p>Policy HE02 - Development in Conservation Areas</p> <p>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).</p>
<p>Policy HE03 - Local Heritage Assets</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 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.</p>

<p>Policy HE04 - Historic Parks and Gardens</p> <p>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.</p>
<p>Policy HE05 - Works to a heritage asset to address climate change</p> <p>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.</p>
<p>Policy CC01 - Fluvial and Tidal Flooding</p> <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>
<p>Policy CC02 - Surface Water Management</p> <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 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.</p>
<p>Policy CC03 - Coastal Development</p> <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, 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.</p>
<p>Policy CC04 - Sustainable Design</p> <p>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.</p>
<p>Policy CC05 - Renewable energy installations</p> <p>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.</p>

<p>Policy CC06 - District Heating</p> <p>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.</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 (Policy inclusion subject to the outcomes of the Preferred Options Revisions consultation)</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 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.</p>
<p>Policy SE09 - Aircraft Noise and Residential Development (Policy inclusion subject to the outcomes of the Preferred Options Revisions consultation)</p> <p>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.</p>
<p>Policy SE10 - Light Pollution</p> <p>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.</p>
<p>Policy CM01 - Provision of New Community Facilities</p> <p>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.</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.</p> <p>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> <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.</p>
<p>Policy TP07 - Town Centre Public Car Parks</p> <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.</p>
<p>Policy TP08 - Freight and service delivery</p> <p>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.</p>
<p>Policy TP09 - Car parking provision at Westwood</p> <p>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 an ongoing increase in pollution and congestion on the roads surrounding Westwood.</p>

<p>Policy TP10 - Traffic Management</p> <p>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.</p>
<p>New Policy SPXX – Land at Manston Court Road/Haine Road</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. 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>
<p>New Policy HOXX – Land at Manston Road/Shottendane Road, Margate</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. Any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The implementation of highway improvements is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p>
<p>New Policy SPXX – New Implementation Policy</p> <p>The proposed policy would ensure physical and social infrastructure provisions are adequately taken forward by the council, such that the phased implementation of the infrastructure requirements aids the efficient use of land, sustainable development and access to facilities. The policy would also be beneficial in terms of co-locating social infrastructure facilities so that the communities can get the most out of the new developments. The no policy option could result in a number of physical and social facilities not being adequately provided both to the detriment of the communities.</p>
<p>New Policy SPXX – Strategic Routes Policy</p> <p>The proposed policy would ensure key roads and junction improvements are safeguarded for future works, such that they can support the implementation of the Thanet Transport Strategy. This would enable the district to develop key sustainable links between the local road access for which the policy is directed at but also access to the strategic road network and wider transport links. A no policy option could result in a worsening of current traffic conditions on the roads highlighted on the safeguarding map and prevent the District from attaining a sustainable transport network which is coherent and linked up with local and wider transport networks.</p>

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

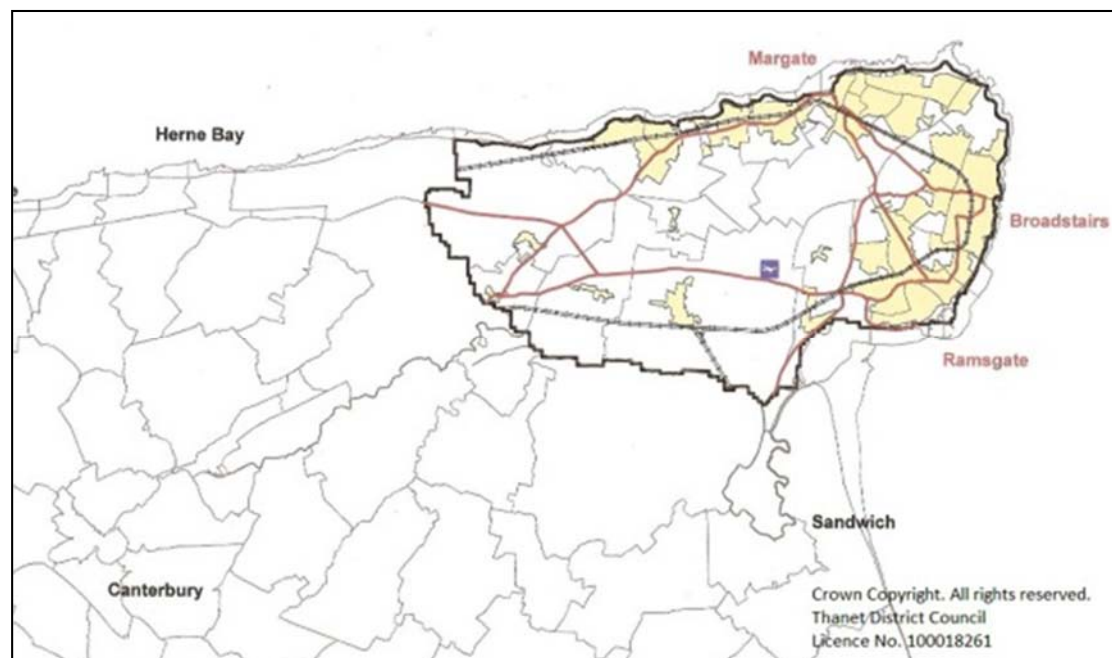
1.1 General Introduction and Background

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 National Planning Policy Framework (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 TDC's 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.

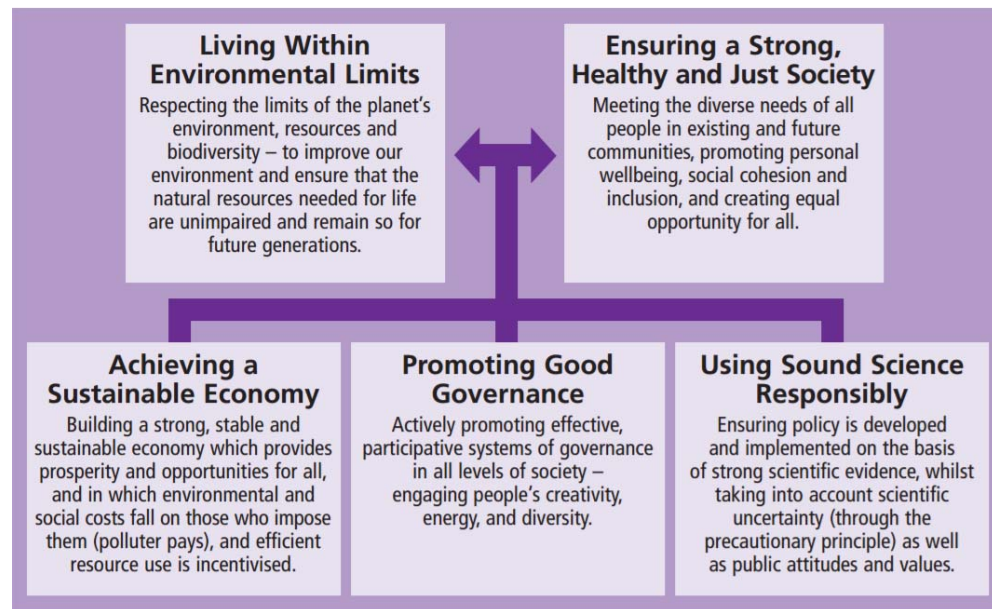
There are a number of different definitions of sustainable development. The NPPF refers to the UK Sustainable Development Strategy *Securing the Future* in relation to its five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy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

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

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



Source: *Securing the Future*, HMG 2005

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

³ The Planning and Compulsory Purchase Act: 2004

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 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:

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

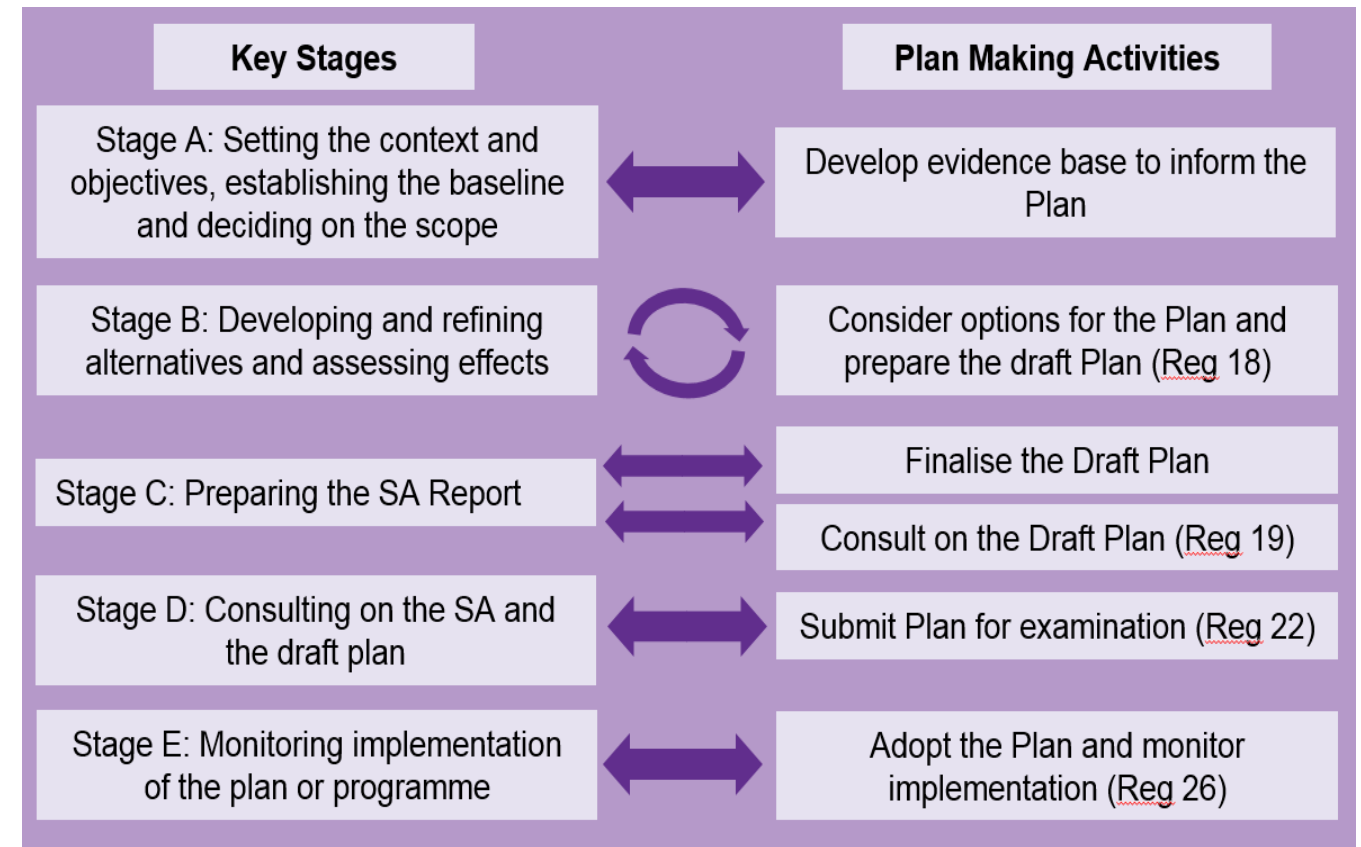
- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- The degree to which the plan or programme influences other plans and programmes including those in a 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.

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.

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.

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

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

Required stages from the SEA Directive	Relevant section of this SA Report
<i>(a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes (article 5)</i>	Section 6
<i>(b) The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan or programmes;</i>	Section 7
<i>(c) The environmental characteristics of areas likely to be significantly affected</i>	Section 7
<i>(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</i>	Section 7
Required stages from the SEA Directive	Relevant section of this SA Report
<i>(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</i>	Section 7
<i>(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.</i>	Section 9
<i>(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</i>	Section 9 (where appropriate)
<i>(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</i>	Sections 2, 8 and 9
<i>(i) A description of the measures envisaged concerning monitoring</i>	Section 10
<i>(j) A non-technical summary of the information provided under the above headings</i>	Non-Technical Summary
<i>Consultation 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>	Scoping report consultation occurred in the Summer of 2014

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.

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.

2 Appraisal Methodology

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
<i>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</i>
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
STAGE 2 PRODUCTION
<i>Stage B: Developing and refining options and assessing effects</i>
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
<i>Stage C: Appraising the effects of the Local Plan</i>
Task C1: Preparing SA report
<i>Stage D: Consulting on the SA and Local Plan</i>
Task D1: Public participating on the SA report and Local Plan
Task D2: Assessing significant changes
STAGE 3 ADOPTION
Task D3: Making decisions and providing information
<i>Stage E: Monitor implementation of Local Plan</i>
Task E1: Finalising aims and methods for monitoring
Task E2: Responding to adverse effects

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.

2.1 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 Appendix D 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.

2.2 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 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 C 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 **Error! Reference source not found.** 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.

Since the voluntary consultation on the preferred options in January 2015, a number of sites have been removed from the long list reported in Appendix A, whilst new sites have been promoted. The assessment of these sites, as per those reported in Appendix A, will be included in the Environmental Report prepared to support the pre-submission draft local plan that will be finalised during 2017.

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 consultation 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.

5.4 New Settlement Options

The concept of a new settlement to address housing demand was put forward as part of the Local Plan Issues and Options consultation in the summer of 2013. As limited details regarding a new settlement option were known at this time, the option performed poorly within the sustainability appraisal as there would be a high level of greenfield development requiring additional infrastructure and public transport investment in order to function. In addition, public support for a greenfield approach to housing was low. As such, the poorly performing option was discounted as a viable solution to addressing Thanet's housing demand.

Since the Issues and Options consultation, additional housing demand has been identified within Thanet resulting in a need to review the preferred housing strategy. For completeness, it was decided that a review of a potential new settlement option should be undertaken, but exploring the opportunity to implement robust mitigation in order to facilitate as sustainable new settlement scenario as possible. An assessment of possible new settlement sites within the vicinity of Manston Airport were appraised against the sustainability appraisal framework¹⁰, which has helped to shape the revised preferred policy SPO5 – Manston Airport.

⁷ Arup (May 2013) Summary Interim Sustainability Appraisal

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

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

¹⁰ Arup (November 2016) New Settlement Mitigation Study

6 Review of Relevant Plans, Programmes, Strategies and Objectives

1.6 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.

1.7 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 • 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

- 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

<ul style="list-style-type: none"> • Sustainable Communities, 2003 • Rural Strategy, 2004 • 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, 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 • 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.

1.8 NPPF Review: Local Plan and Development Context

The Local Plan must be in conformity with the 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.

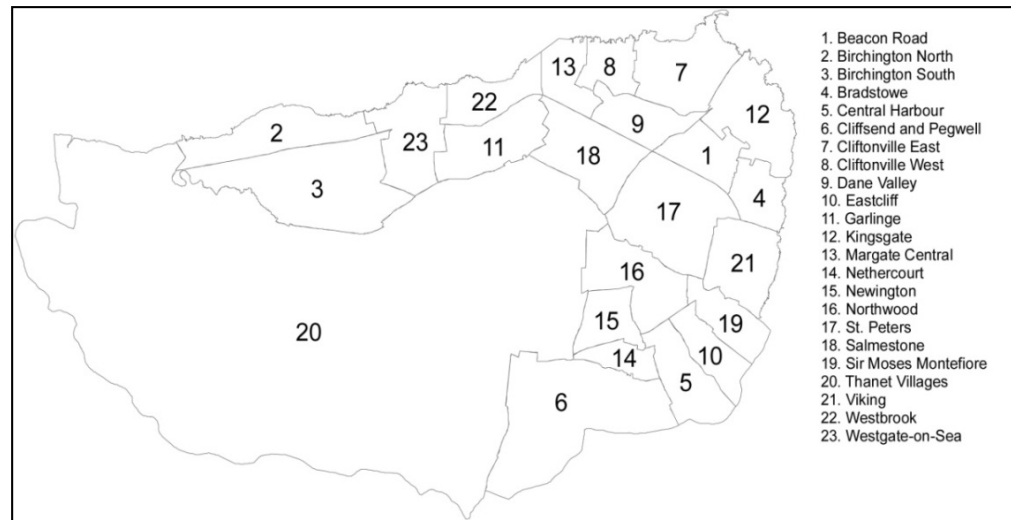
7.2.3 Future Baseline

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 Ramsgate¹¹.

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 females¹². 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 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 residents¹³. 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 15¹⁴. 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%. 15More 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 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.

¹³ <http://www.nomisweb.co.uk>

¹⁴ Thanet Local Plan Background Paper: Housing.

¹⁵ http://www.kent.gov.uk/your_council/kent_facts_and_figures/equalities_and_diversity/ethnic_profile.aspx

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

¹¹ <http://en.wikipedia.org/wiki/Thanet>

¹² <http://www.neighbourhood.statistics.gov.uk>

7.3.4 Economic Trends and Performance

In a study of resilience to economic downturns Thanet was poorly rated at 295th out of 324 districts¹⁶. 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%)¹⁷. 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%)¹³.

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

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 average¹⁸.

Tourism is an important sector in Thanet’s economic performance supporting 10% of the workforce and worth 2.5 million.¹⁹ 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.

¹⁶ "Thanet least resilient to economic woe, research finds". BBC News. 9 September 2010

¹⁷ <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Economy/Business-Demography-2011.pdf>

¹⁸ <http://thanet.gov.uk/publications/planning-policy/thanet-local-plan-monitoring-report-april-2011-to-march-2012/economic-development-and-regeneration/>

Public Services, including education and health are the largest employer in the district, accounting for 35.3% of the workforce¹². 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%)²⁰ 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 West¹³. 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 5.2% less economically active people than Eastcliff¹³.

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 Eastcliff¹³.

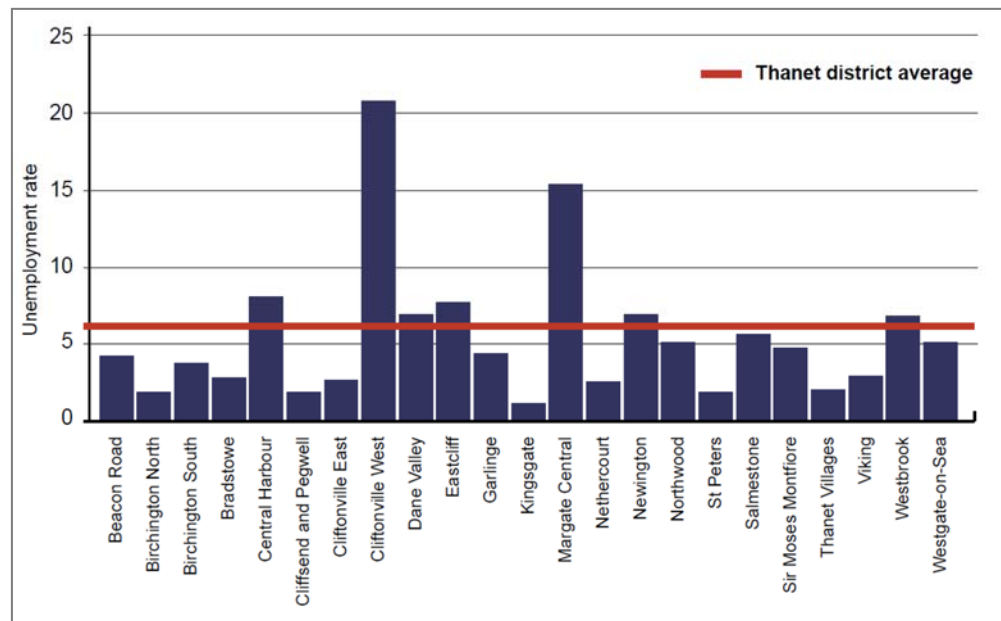
Note: Official figures such as the official labour market statistics (Nomis) are based on the idea of a ‘working age’. For most figures the age bracket 16-64 has been used to measure this, but changes to

¹⁹ www.thisiskent.co.uk

²⁰ www.kent.gov.uk : Business Intelligence Statistical Bulletin – January 2013

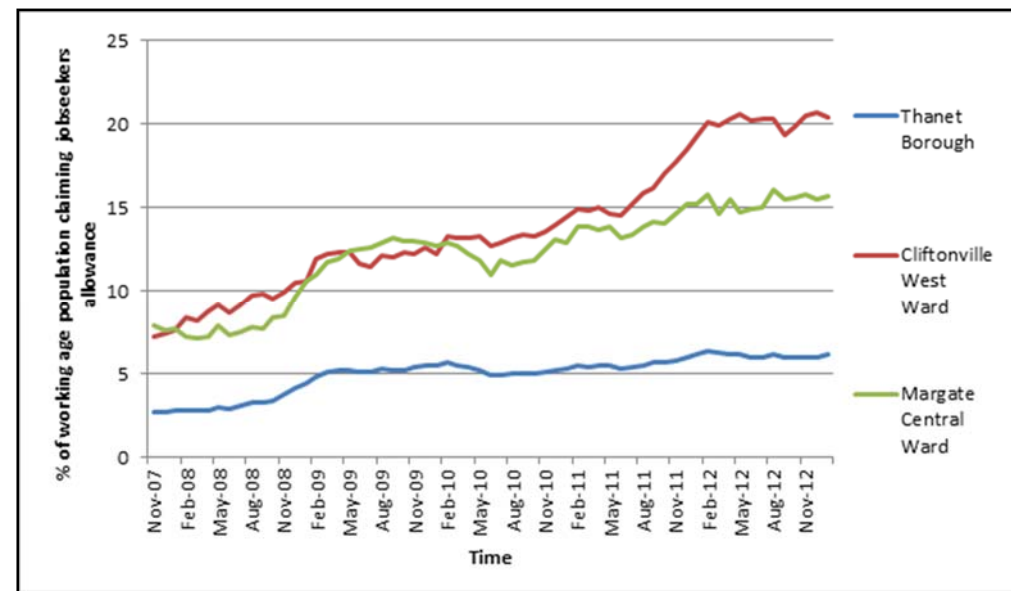
retirement age make this an estimate rather than exact number for 'working-age'. The following chart shows Job Seeker Allowance (JSA) claimant rates since November 2007. The rates for the two wards have not reduced in line with the district and national rates.

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

²¹ Thanet Employment Land Review 2010

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 stock²¹.

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 %¹³.

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 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.

²² Kent County Council (October 2012) Freight Action Plan for Kent 2012 - 2016

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 2033²².

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 Schipol 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.

Lydd Airport near Ashford is easily accessed from Thanet. The Airport has planning permission 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%¹² 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 year²³.

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.

²³ Thanet District Transport Plan 2005-2011, Thanet District Council

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; and
- 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 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 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%
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.

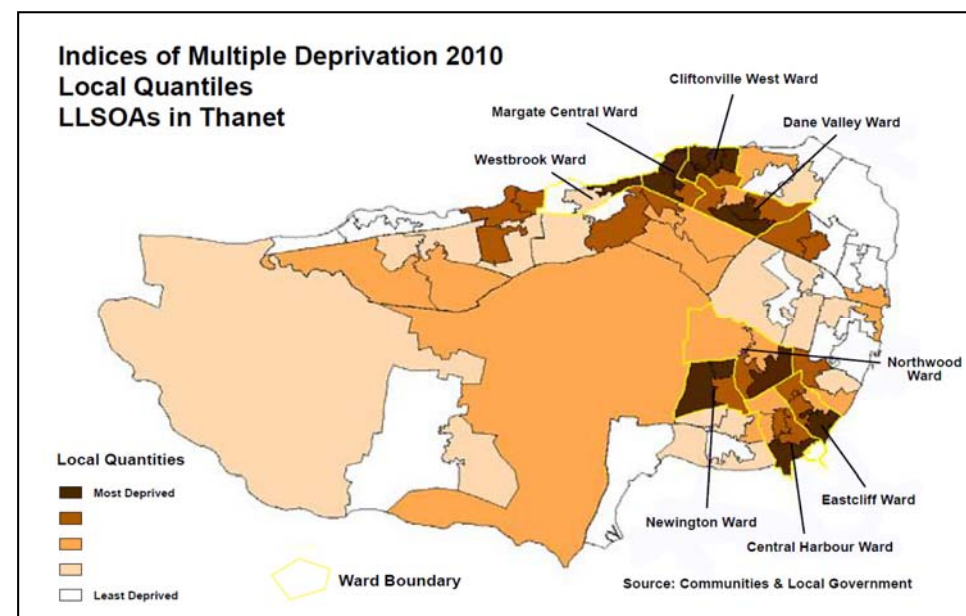
Thanet’s long-term economic and social problems have resulted in high levels of deprivation shown in high unemployment and low levels of education. The 2010 Indices of Multiple Deprivation consist of seven domains of relative deprivation and are constructed using 36 variables. These domains are:

- 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 Newington²⁴.

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.

²⁴ <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Deprivation/id2010-kent-ward-level.pdf>

However a number of regeneration strategies and policies are in place to reverse this decline, including the draft Economic Strategy.

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)²⁵.

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.

²⁵ Thanet District Council – Housing Topic Paper 2013 (Local Plan evidence base).

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
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.

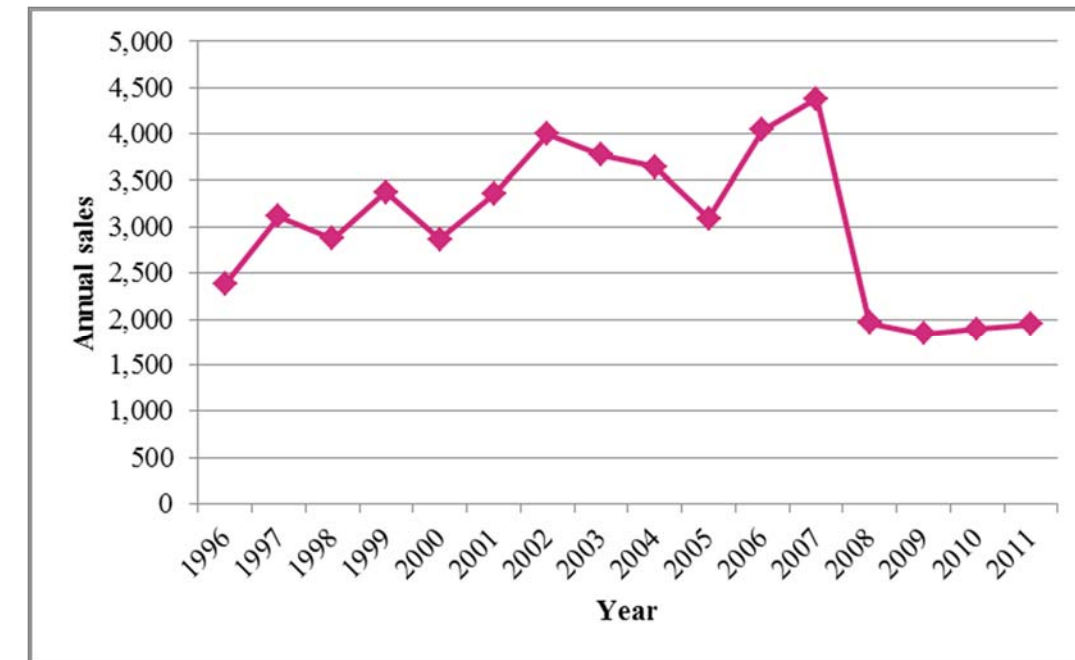
7.3.9.4 Housing Condition

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.

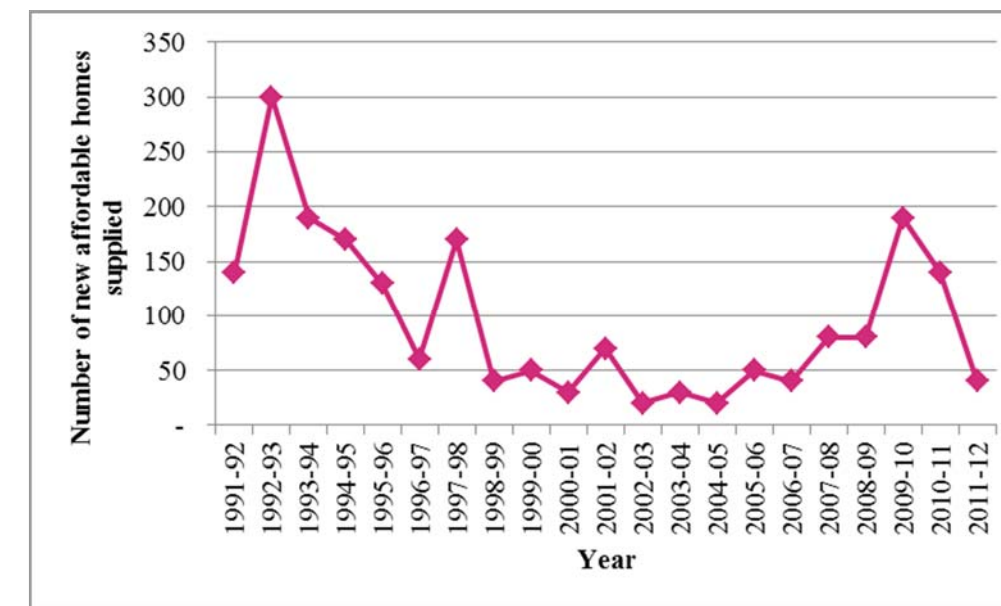


Source: CLG Statistics 2013

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-today activities²⁶. 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 82.2²⁷. Those people considered to be in very good health in Thanet is 40.7% compared to national average of 47.2%¹⁸.

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 areas²⁸.

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)²⁹.

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%¹⁸.

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 Kent¹². 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.¹² 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 year³⁰.

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 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 residents³¹.

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-derelect buildings, road vehicles and other outdoor buildings). This constitutes a reduction from the previous year²⁸.

³¹ www.police.co.uk

²⁶ Office of National Statistics, Long-term health problem or disability 2011.

²⁷ http://www.kent.gov.uk/your_council/kent_facts_and_figures/area_profiles.aspx

²⁸ Thanet Clinical commissioning group 2012-2014

²⁹ Thanet Health profile 2009

³⁰ Thanet District Council Corporate Plan 2012-2016

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, grey 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 hunting³².

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 arenria*; and, fixed dunes with herbaceous vegetation³³.

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 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 species³³.

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)³³.

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 wildfowl³⁴.

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 species³⁴.

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 interest³⁴.

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

³² http://www.ramsar.org/profile/profiles_uk.htm

³³ Joint Nature Conservation Committee, <http://www.jncc.gov.uk>

³⁴ <http://www.english-nature.org.uk>

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 area²⁰.

7.3.14.2 St Peter's Churchyard, Broadstairs

A large churchyard lined with mature sycamore, beech, ash and line 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 SSSI²⁰.

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 willow²⁰.

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 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 Station²⁰.

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 into 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 course 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 Report³⁵ 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; and
- the sea level in the English Channel will be 54 centimetres above its present level.

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 to 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 these.³⁶

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.

³⁵ Rising to the challenge: The impact of climate change in the South East: Technical Report, UNCIP, 1999

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.³⁶

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 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

³⁶ thanet.gov.uk

³⁷ http://www.thanet.gov.uk/environment__planning/environmental_health/air_quality_monitoring/assessment_of_air_quality.aspx

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 years³⁷.

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:

- 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); and
- 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.

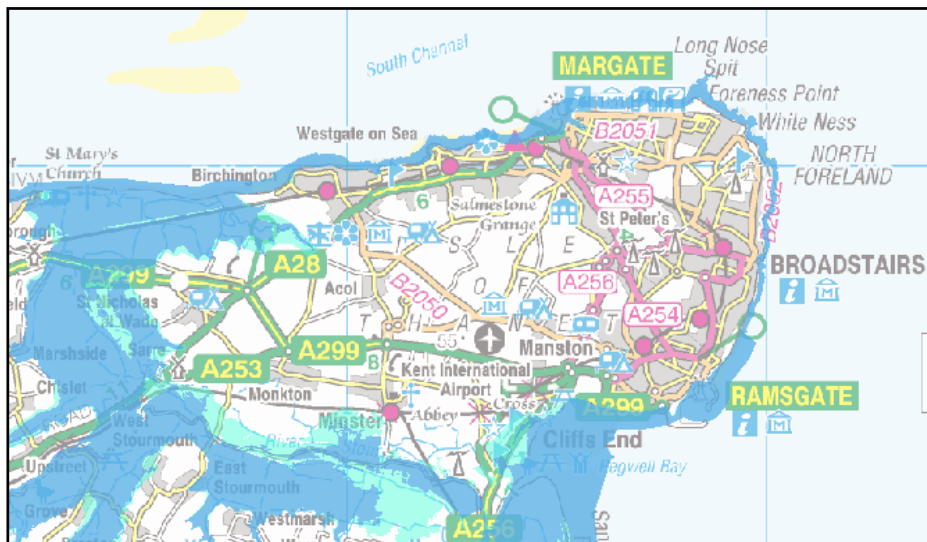
Surface water flooding is localised and site specific so not assessed at a strategic level (but is detailed in the forthcoming Surface Water Management Plan).

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 stretches³⁸.

³⁸ http://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

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



Source: Environment Agency

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 ‘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 reservoirs³⁹. 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-abstracted. However, the update of October 2006 states that the current abstractions should not have a detrimental impact on the nearby European Marine Sites.

³⁹ Thanet District Council: (Draft) Water Cycle Report - January 2013

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 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 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 quality⁴⁰ from 1993-1999.

Bathing Water	2012	2013	2014	2015
Birchington, Minnis Bay	***	***	***	***
Broadstairs, Botany Bay	***	***	***	***
Broadstairs, Joss Bay	***	***	***	***
Broadstairs, Stone Bay	***	***	***	***
Broadstairs, Viking Bay	*	*	*	*

⁴⁰ 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.

Bathing Water	2012	2013	2014	2015
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

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 villages²⁰.

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 exist²⁰.

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 2012⁴¹ 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.

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; and
- In recent years, the Kentish Flats and Thanet offshore wind farms have been constructed, providing a new feature to the landscape.

1.8.1 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 landfill⁴². 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.

⁴¹ Landscape Character Area Topic Paper - August 2012

⁴² Kent Waste Local Plan (Saved Policies)

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.

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'⁴³.

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.

⁴³ 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.	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. 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. 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. 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.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Employment Land Review Experian Economic and Employment Assessment – Thanet District Council, 2012
		Create and maintain local employment opportunities centred on fairly paid jobs.	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%) ⁴⁴ averages remains. 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.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Local Futures 2004 Draft Employment Topic Paper
		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

⁴⁴ Thanet District Council Local Plan 2006

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	Economic Structure	Ensuring that improving economic prosperity provides benefits to the whole of Thanet focussing regeneration on key wards.	<p>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.</p> <p>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.</p> <p>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.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Experian Economic and Employment Assessment – Thanet District Council, 2012</p>
		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.</p> <p>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.	<p>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>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan</p>
	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>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Employment Land Review</p>

Key Sustainability Issue	Sub Issue	Description	Validation	Source
		Mobility and access to employment opportunities through provision of sustainable public modes of transport.	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%). 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.	Census 2011.
		Links to opportunities associated with sub-regional growth and development including major economic opportunities.	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. 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.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
SOCIAL	Safety	Initiatives leading to greater public safety including appropriate strategies for intervention (Community Wardens, Police Community Support and Secured by Design).	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. All three town centres are awarded the National 'Safer Shopping Award' with shoplifting and commercial burglary falling year on year.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Thanet Crime and Disorder Police Audit 2005-2008
	Housing	Responding the needs and requirements of the current and future housing market. Support the viability of existing residential developments now and in the future.	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. 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. 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.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Urban Housing Capacity Study (Kent District council) 2002 Local Housing Needs Study Strategic Housing Land Availability Assessment Strategic Housing Market Assessment
	Mobility	Access to key services and employment opportunities through public transport provision.	The Channel Tunnel Rail Link has benefited the UK as a whole but has led to substantial job losses in the in the cross channel ferry industry. 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. 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	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	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.	The 2010 Office of National Statistics Indices of Deprivation indicates that Thanet is ranked the most deprived District in Kent and 65 th 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 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.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
	Health	Maintenance of high levels of healthcare provision including dependent sectors of the community. Population demand on healthcare and support services (PCT initiatives).	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.
	Education and Skills	Access to skills development for all sectors of society. Particular demand associated with transient and dependent sectors of society.	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. 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) 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.	Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement Experian Economic and Employment Assessment – Thanet District Council, 2012
ENVIRONMENT	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.	Thanet DC Corporate Themes, Plans, Policies and Programmes review and baseline, South East Regional Integrated Regional Framework, Thanet Statement of Community Involvement NLP Report
	Biodiversity	Protection of designated sites including; SSSIs, SPA and Ramsar site.	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. Threats to rare species of birds and the Chalk Reefs are a particular concern.	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.
	Development Pressure	Threat to areas of high wildlife, conservation and biodiversity importance from economic and social development	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. The impact of changes to air quality resulting from this development should also be considered. 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	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.

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	Coastal Management	The coastal areas of Thanet have a high conservation and landscape value and should be afforded appropriate protection.	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. Groundwater Source Protection Zones exist across the district.	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	The whole of the Thanet area is classified as a Nitrate Vulnerable Zone. Furthermore nutrient runoffs may impact on inter tidal chalk reefs.	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
	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*’ (Bruntland 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)

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;

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

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
<p>1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need.</p>	<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> <p><i>NPPF - Delivering a wide choice of high quality homes</i> 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.
<p>2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.</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>
<p>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>	<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> <p><i>NPPF – Promoting sustainable transport</i> 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> 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.
<p>4. To increase public safety and reduce crime and fear of crime.</p>	<p><i>NPPF – Requiring good design/Promoting healthy communities</i> Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</p>
<p>5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.</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>

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-natural and street scene to support the tourist economy.	<p><i>NPPF – Headline principle</i> 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.</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><i>NPPF – Headline principle</i> 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> 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> 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> 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 areas where air quality (pollutant) levels exceed national standards.	<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>
<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> <p>16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.</p>	<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> <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>
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 development management policies and NPPF.	<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>

Objective Number / Thanet District SA Objective	NPPF Objectives
<p>21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites</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> <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.
<p>22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.</p>	<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>
<p>23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.</p>	<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>NPPF - Meeting the challenge of climate change, flooding and coastal change</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

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.

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.

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 polices 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 sections 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.

<p>Policy SP01 - National Planning Policy Framework – Presumption in favour of sustainable development</p> <p>The proposed policy, through support for the promotion of NPPF, would undoubtedly enhance the District due to the positive impacts seen across the majority of the SA objectives. Commonly, a no policy option would yield neutral impacts or negative as uncontrolled developments could over saturate local services and place too high a demand upon them. As such by incorporating the NPPF sustainable practices and designs will be created whereby developers and TDC work together to create a development that sustainably meets the needs of the local population whilst also been considered for its socio-economic and environmental implications.</p>
<p>Policy SP02 - Economic Growth</p> <p>The proposed policy has no significant negative effects and provides a number of opportunities yield of 5,000 jobs. Notwithstanding the above comments, any potential negative significant effects could be mitigated, either by other Local Plan policies and the site allocation assessment process.</p>
<p>Policy SP03 - Land Allocated for Economic Development</p> <p>Policy SP04 - Manston Business Park</p> <p>The proposed policy is predicted as having the potential to result in a significant positive effect, particularly in relation to job creation and supporting economic growth and this is the main differentiator between the options. Minor negative effects could be attributed to the proposed policy, however these and the uncertain effects can be mitigated by development management policies and the site specific assessment of effects that will be required for the allocations. One area where the no policy option performed better was in terms of its potential to have indirect benefits for housing by potentially allowing a greater area of land for housing and other types of development.</p>
<p>Policy SP05 - Manston Airport</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District’s housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. The effects on with respect to ecology and landscape are likely to be lesser for the development on brownfield land, when compared to development of greenfield land. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The site is well connected, with the policy requiring numerous efforts to link with and improve the public transport links, particularly with the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p>
<p>Policy SP06 - Thanet’s Town centres</p> <p>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.</p>

<p>Policy SP07 - Westwood</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 National Planning Policy Framework (NPPF).</p>
<p>Policy SP08 - Margate</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 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.</p>
<p>Policy SP09 - Ramsgate</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 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>
<p>Policy SP10 - Broadstairs</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 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.</p>
<p>Policy SP11 - Housing Provision</p> <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>
<p>Policy SP12 - Strategic Housing Site Allocations.</p> <p>The potential effects of SP12 are covered in detail as part of SP13, SP14, SP15 and SP16.</p>

<p>Policy SP13 - Strategic Housing Sites - Manston Green</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District’s housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. 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.</p>
<p>Policy SP14 - Strategic Housing Site at Birchington</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District’s housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. 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>
<p>Policy SP15 - Strategic Housing Site at Westgate-on-Sea</p> <p>The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District’s housing supply and improvements to community facilities, such as the provision of a new primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. 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>
<p>Policy SP16 - Westwood Strategic Housing</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. 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.</p>

<p>Policy SP17 - Land fronting Nash and Haine Roads</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. 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>
<p>Policy SP18 - Type and Size of Dwellings</p> <p>The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such housing sustainability is appropriately met through the adoption of policy SP18.</p>
<p>Policy SP19 - Affordable Housing</p> <p>The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such affordable housing provision is appropriately met through the adoption of the proposed policy.</p>
<p>Policy SP20 - Development in the Countryside</p> <p>The proposed policy is likely to have a beneficial effect on the majority of the SA objectives. Many of the potentially adverse effects associated with no policy option could be mitigated by other policies in the Local Plan, though in isolation are likely to be significantly adverse.</p>
<p>Policy SP21 - Safeguarding the Identity of Thanet’s Settlements</p> <p>The proposed policy is likely to have a beneficial effect on the majority of the SA objectives. Many of the potentially adverse effects associated with the no policy option would be mitigated by other policies in the Local Plan.</p>
<p>Policy SP22 - Protection and Enhancement of Thanet’s Historic Landscapes</p> <p>The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people’s satisfaction with where they live and cultural heritage features within those areas.</p>
<p>Policy SP23 - Green Infrastructure</p> <p>The proposed policy has the potential to positive impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats.</p>
<p>Policy SP24 - Biodiversity Enhancements</p> <p>The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on similar objectives. The no policy option largely yields negative impacts as by removing protection or having no support there is the potential for unrestricted development action which could be to the detriment of environmentally sensitive parameters. Biodiversity enhancements are clearly supportive of all of the SA objectives they relate to. Whilst focusing on species and habitats, the effects of the proposed policy are more wide reaching and affect many other aspects of the natural environment.</p>
<p>Policy SP25 - Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve</p> <p>The proposed policy is largely a reflection of existing legislation and will yield the most substantial environmental protection and sustainability. The protection of open spaces would yield environmental benefits. The proposed policy will be restrictive to infrastructure and housing as protecting environmental assets will mean developments upon such lands will most likely be prohibited and thus restricted to other areas of Thanet.</p>

<p>Policy SP26 - Protection of Open Space</p> <p>The protection of open spaces would yield environmental benefits. However without mitigation and the implementation of other policies within the Local Plan, the proposed policy may be restrictive to infrastructure and housing.</p>
<p>Policy SP27 - Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds</p> <p>The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives.</p>
<p>Policy SP28 - Quality Development</p> <p>The proposed policy specifies that all developments must be high quality and inclusive in design thus reduce a prominent impact of the local visual display and in fact enhance its appearance. Similarly the policy stipulates that any large developments or ones of national significance have to undergo a design review to ensure development quality does not impede the local area.</p>
<p>Policy SP29 - Conservation and Enhancement of Thanet's Historic Environment</p> <p>The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people's satisfaction with where they live and cultural heritage features within those areas. 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.</p>
<p>Policy SP30 - Climate Change</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>
<p>Policy SP31 - Healthy and Inclusive Communities</p> <p>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.</p>
<p>Policy SP32 - Community Infrastructure</p> <p>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.</p>
<p>Policy SP33 - Expansion of Primary and Secondary Schools</p> <p>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.</p>

<p>Policy SP34 - Safe and Sustainable Travel</p> <p>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.</p>
<p>Policy SP35 - Accessible location</p> <p>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.</p>
<p>Policy SP36 - Transport Infrastructure</p> <p>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.</p>
<p>Policy SP37 - Connectivity</p> <p>No SA required as policy relates to statement of intent to lobby for investment</p>
<p>Policy SP38 - Strategic Road Network</p> <p>No SA required as policy relates to statement of intent to undertake modelling of impact on strategic road network outside the district</p>
<p>Policy SP39 - New Rail Station</p> <p>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.</p>
<p>Policy E01 - Retention of existing employment sites</p> <p>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.</p>
<p>Policy E02 - Home Working</p> <p>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.</p>
<p>Policy E03 - Digital Infrastructure</p> <p>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.</p>

<p>Policy E04 - Primary and Secondary Frontages</p> <p>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.</p>
<p>Policy E05 - Sequential and Impact Test</p> <p>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.</p>
<p>Policy E06 - District and Local Centres</p> <p>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.</p>
<p>Policy E07 - Serviced Tourist Accommodation</p> <p>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.</p>
<p>Policy E08 - Self Catering Tourist Accommodation</p> <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>

<p>Policy E09 - Protection of Existing Tourist Accommodation</p> <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>
<p>Policy E10 - Major Holiday Beaches</p> <p>Policy E11 - Intermediate Beaches</p> <p>Policy E12 - Undeveloped Beaches</p> <p>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.</p>
<p>Policy E13 - Language Schools</p> <p>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.</p>
<p>Policy E14 - Quex Park</p> <p>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.</p>
<p>Policy E15 - New build development for economic development purposes in the rural area</p> <p>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'.</p>
<p>Policy E16 - Conversion of rural buildings for economic development purposes</p> <p>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.</p>

<p>Policy E17 - Farm Diversification</p> <p>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'.</p>
<p>Policy E18 - Best and Most Versatile Agricultural Land</p> <p>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.</p>
<p>Policy E19 - Agricultural Related Development</p> <p>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.</p>
<p>Policy H01- Housing Development</p> <p>Policy H02A - Land on west side of Old Haine Road, Ramsgate</p> <p>Policy H02B - Land fronting Nash Road and Manston Road</p> <p>Policy H02C - Land fronting Park Lane, Birchington.</p> <p>Policy H02D - Land south of Brooke Avenue Garlinge</p> <p>Policy H02E - land at Haine Road and Spratling Street, Ramsgate</p> <p>Policy H02F - Land south of Canterbury Road East, Ramsgate</p> <p>Policy H02G - Land at Melbourne Avenue, Ramsgate</p> <p>Under policy adoption there are specific requirements that developments must undertake in order to be granted permission. One concerns the management of natural conservation sites and infrastructure provisions. The policy states that developments must not conflict with another policy, resultantly all SA objectives are positively met as alternative policies all provide positive impacts to the objectives. A no policy option would largely yield neutral impacts as there would not be a change in the status quo.</p>
<p>Policy H03 - Cliftonville West and Margate central</p> <p>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.</p>

<p>Policy H04 - Housing at Rural Settlements</p> <p>Policy H04A - Land at Tothill Street, Minster</p> <p>Policy H04B - Land at Manor Road, St Nicholas at Wade</p> <p>Policy H04C - Land at 71-75 Monkton Street, Monkton</p> <p>Policy H04D - Land at Walter's Hall Farm, Monkton</p> <p>Policy H04E - Land south side of A253, Cliffsend</p> <p>Policy H04F - Land north of Cottingham Rd, Cliffsend</p> <p>Policy H04G - Land south side of Cottingham Rd, Cliffsend</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>
<p>Policy H05 - Rural Housing Need</p> <p>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.</p>
<p>Policy H06 - New agricultural dwellings</p> <p>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 an 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.</p>
<p>Policy H07 - Care and Supported Housing</p> <p>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.</p>
<p>Policy H08 - Accessible Homes</p> <p>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.</p>

<p>Policy H09 - Non self-contained residential accommodation</p> <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 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.</p>
<p>Policy H10 - Accommodation for Gypsy and Travelling Communities</p> <p>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.</p>
<p>Policy H11 - Residential use of empty property</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>
<p>Policy H12 - Retention of existing housing stock</p> <p>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.</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 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.</p>
<p>Policy QD03 - Advertisements</p> <p>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.</p>
<p>Policy QD04 – Telecommunications</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>
<p>Policy HE01 - Archaeology</p> <p>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.</p>

<p>Policy HE02 - Development in Conservation Areas</p> <p>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).</p>
<p>Policy HE03 - Local Heritage Assets</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 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.</p>
<p>Policy HE04 - Historic Parks and Gardens</p> <p>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.</p>
<p>Policy HE05 - Works to a heritage asset to address climate change</p> <p>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.</p>
<p>Policy CC01 - Fluvial and Tidal Flooding</p> <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>
<p>Policy CC02 - Surface Water Management</p> <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 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.</p>
<p>Policy CC03 - Coastal Development</p> <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, 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.</p>

<p>Policy CC04 - Sustainable Design</p> <p>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.</p>
<p>Policy CC05 - Renewable energy installations</p> <p>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.</p>
<p>Policy CC06 - District Heating</p> <p>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.</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 (Policy inclusion subject to the outcomes of the Preferred Options Revisions consultation)</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 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.</p>
<p>Policy SE09 - Aircraft Noise and Residential Development (Policy inclusion subject to the outcomes of the Preferred Options Revisions consultation)</p> <p>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.</p>
<p>Policy SE10 - Light Pollution</p> <p>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.</p>
<p>Policy CM01 - Provision of New Community Facilities</p> <p>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.</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.</p> <p>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> <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.</p>
<p>Policy TP07 - Town Centre Public Car Parks</p> <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.</p>
<p>Policy TP08 - Freight and service delivery</p> <p>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.</p>

<p>Policy TP09 - Car parking provision at Westwood</p> <p>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 an ongoing increase in pollution and congestion on the roads surrounding Westwood.</p>
<p>Policy TP10 - Traffic Management</p> <p>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.</p>
<p>New Policy SPXX – Land at Manston Court Road/Haine Road</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. 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>
<p>New Policy HOXX – Land at Manston Road/Shottendane Road, Margate</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. Any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The implementation of highway improvements is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p>
<p>New Policy SPXX – New Implementation Policy</p> <p>The proposed policy would ensure physical and social infrastructure provisions are adequately taken forward by the council, such that the phased implementation of the infrastructure requirements aids the efficient use of land, sustainable development and access to facilities. The policy would also be beneficial in terms of co-locating social infrastructure facilities so that the communities can get the most out of the new developments. The no policy option could result in a number of physical and social facilities not being adequately provided both to the detriment of the communities.</p>
<p>New Policy SPXX – Strategic Routes Policy</p> <p>The proposed policy would ensure key roads and junction improvements are safeguarded for future works, such that they can support the implementation of the Thanet Transport Strategy. This would enable the district to develop key sustainable links between the local road access for which the policy is directed at but also access to the strategic road network and wider transport links. A no policy option could result in a worsening of current traffic conditions on the roads highlighted on the safeguarding map and prevent the District from attaining a sustainable transport network which is coherent and linked up with local and wider transport networks.</p>

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 2017 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 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
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

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
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 Martin (Thanet) Ltd Dane Park Road	Ramsgate	3	2	2
S216	131 - 141 King Street	Ramsgate	4	3	2
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

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
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
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

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S348	6 Surrey Road	Cliftonville	4	3	3
SR1	THE ELLINGTON AND HERESON SCHOOL, RAMSGATE ROAD, BROADSTAIRS, CT10 1PJ	BROADSTAIRS	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	BROADSTAIRS	4	4	3
SR15	8-12 HIGH STREET, BROADSTAIRS	BROADSTAIRS	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
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

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
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
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	4	3	3
S358	22 Cecil Square	Margate	3	3	3

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
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
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

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
S540	Land off Nash/Manston Rds, 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
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

SHLAA site reference	Site Name & Address	Location	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)
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 & S561	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
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

A1.1 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	Landscape character area	Within 30mins of public transport route	Sustainability	Availability of access	Highway Capacity	Previously developed	Agricultural land quality	Ecology	Archaeology potential	Contamination potential	Source protection zone	Coastal change	Aircraft noise
Code	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	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	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
	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	Part PDL	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)
	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	Greenfield	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)
				P = Poor relationship with confines		FWC = Former Wantsum Channel						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)
				D = Outside and not abutting urban/village confines										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 Arthur 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

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 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 DUPLICATE ENTRY See S554 below	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
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	see Manston Green below									A	a) <57
Land south of Manston Road, Ramsgate.(see R-25-18)		1	n	C	C	B	CCP	y	see Manston Green below									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
Land at Coldswold 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 Seafeld 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
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

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
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
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 (Gleasons 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, <argate	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
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	(withinS463)	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	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
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

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		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
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
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
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

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		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
Dane Valley, St. Peter's	SR72	1	n	A	A	A	X	y	B	B	B	P	Urban	2	1	C	B	A	a) <57
Dane Valley (undeveloped part south of railway line), St. peters	Part of trawl 2 site S450	1	n	A	A	A	X	Y	B	B	B	Y	H	2	1	C	B	A	a) <57
Dane Valley Industrial Estate, St peter's	SS37 (See SR72)	1	n	A	A	A	X	y	See SR72			Y	Urban	See SR72			A	a) <57	
Land off Northdown rd, St. Peter's	S459	1	n	C	B	A	X	y	A	A	A	N	H	3	3	A	B	A	a) <57
Haine farm, Haine Road (adjacent to Eurokent Business Park)	S534	1	n	A	A	A	X	y	B	B	A	N	H	4	3	B	B	A	a) <57
Club Union Convalescent Home Reading Street	S220	1	n	A	A	A	X	Y	See SR61 (equates to part of site)			N	Urban	3	A	A	A	a) <57	
Montefiore Site,	S451	1	n	A	A	A	X	y	A	A	A	P	Urban	1	1	A/B	A	A	a) <57
Land west of Haine Road (adjacent to Eurokent Business park)	S535	1	n	C	B	A	CCP	p	B	B	B	N	H	3	2	A/B	B	A	a) <57
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
Rear of 31 Freemans Road, Minster	S86	1	n	A	A	A	WNS	o	not requested			N	Urban	not requested			B	A	a) <57
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

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		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
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
Land west of Cliff View Rd, Cliffsend	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, Cliffsend	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, Cliffsend	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, Cliffsend	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, Cliffsend	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, Cliffsend	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
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 Willetts 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 Rd, St Nicholas at Wade	SS8	1	n	C	P	B	WNS	Y	C	B	B	P	Urban/High	2	2	A	A	A	a) <57
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 Foxborough House, 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

Site	Size (ha)	Marketability	Sustainability	Deliverability	Total (out of a possible 15)	Comment
						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.
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

Site	Size (ha)	Marketability	Sustainability	Deliverability	Total (out of a possible 15)	Comment
						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.
ad	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

Site	Size (ha)	Marketability	Sustainability	Deliverability	Total (out of a possible 15)	Comment
						uses although it does currently provide inexpensive premises for a number of existing small businesses.
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	Sustainable consumption and production patterns. <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. 	No targets or indicators, however actions include: <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. The need to limit global temperatures rising no more than 2C Create a level playing field for renewable energy and energy efficiency: <ul style="list-style-type: none"> New technology development; Push on energy efficiency; Low-carbon programmes; Reduced impacts on biodiversity. 	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; The Local Plan can protect and enhance biodiversity. Ensure policies cover the action areas.	SA Framework should include objectives aligned to key messages
European Spatial Development Perspective (ESDP)	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. The ESDP put forward three spatial policy guidelines: <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. 	The ESDP does not contain targets. It sets a number of guiding principles: 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)	The ESDS focuses on four key-priorities: <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. 	The ESDS sets a number of headline indicators to meet its priorities. These are <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 of Wild Fauna and Flora (Directive 92/43/EC) 1992	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 Special Areas of Conservation (SACs) which will protect habitats and species of Community interest.	Concerns flora, fauna and natural habitats of EU importance. Seeks to establish a framework of protected areas, and ensure biodiversity.	Plan policies should support the objectives of the directives. 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.	Reflect objectives of the directives in the SA framework.
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	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

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
		society's accounts, biodiversity often falls victim to competing claims on nature and its use.		
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 managed with minimal environmental impact.	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.
<u>Council Directive 79/409/EEC on the conservation of wild birds</u>	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 compliment the objectives of the Directive.	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 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.	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. Plan will need to take	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
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).	In order to receive a permit an industrial or agricultural installation must comply with certain basic obligations. In particular, it must: <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.
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>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.</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 •the implementation of landscape policies, through the establishment of plans and practical programmes. 	<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>	SA objectives (Countryside and Historic Environment) must consider the outcomes of the convention should feed into the Local 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
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; • Prohibits interference with places used for shelter or protection, or intentionally disturbing animals; and, Pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8. 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.	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
Habitats Regulations for England and Wales (amended) 2007	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.	The 2007 amendments: <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. 	Appropriate Assessment needs to be undertaken in respect of any plan or project which: <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. 		The plan documents must make provisions for the protection and enhancement of biodiversity conservation	The SA should ensure the protection of existing biodiversity and support the development of new areas of conservation
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>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>	<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; • 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 	The plan documents must support the aims of biodiversity policy across the key issues	The SA must support the strategy by addressing and supporting each of the key issues.
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; • Enhancing the value of our countryside – protecting the natural environment. 	<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 countryside and promoting appropriate economic development</p>	Strategic priorities for creating Sustainable Communities apply equally in rural and urban areas.

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
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>	<p>Consider sustainability objectives that aim to improve human health.</p>
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 an 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>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>	<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>	<p>Consider efforts to respond to climate change in the framework</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; • 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 	<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>

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	<p>all levels of society – engaging people’s creativity, energy, and diversity; and</p> <ul style="list-style-type: none"> 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 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; 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. 	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
‘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)	The Strategy builds on the Biodiversity Action Plan, 1994 and aims to embed biodiversity in policy and	Strategy aim to provide biodiversity considerations are embedded in all sections of public policy. Sets out key species for concern in different environments.	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>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 agricultural land so as to conserve and enhance biodiversity; • 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 eco-system based approaches; and • Urban areas – biodiversity needs to become part of development policy on sustainable communities, urban green space and the built environment. 	<p>Aims to bring 95% of SSSI's into favourable condition by 2010</p> <p>Aims to reverse the decline of farmland birds.</p>		
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 • Within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. 	<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 • Indicators to monitor the key issues on a UK basis 	Ensure that the Local Plan addresses the biodiversity, enhancement, creation and protection	Incorporate biodiversity into the SA process and.
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.

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	<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"> setting ambitious, legally binding targets; taking powers to help meet those targets; strengthening the institutional framework; enhancing the UK’s ability to adapt to the impact of climate change; and 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>
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; and 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 		<p>SA Framework to reflect strategy objectives.</p>
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 Low carbon transport Low carbon industry Agriculture, land use, forestry and waste 		<p>Incorporation of carbon initiatives/mitigation to reduce the impact of development proposals on the environment.</p>	

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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> <p>Reduce threat to people and their property; and Deliver the greatest environmental, social and economic benefit consistent with government sustainable development principles.</p>	<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>	<p>The SA should consider the direct and indirect implications of the plan policies on flooding coastal issues at all sites and in particular at sites of environmental designation.</p>
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); and • 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; and • 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; • Consider relevant issues in relation to safety or technology. • Circumstances where it would be particularly important to address the adverse impacts of development; and • Specific locations, where appropriate, in order to provide a clear framework for investment and planning decisions. 	<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>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>	<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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	They also include any other policies or circumstances that Ministers consider should be taken into account in decisions on infrastructure development.			
The Planning Act 2008	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. To energy provision, transport, water supply and waste treatment. The Climate Change.	No key targets.	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.	
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. 	Every local authority will receive at least £1 million in funding, to be targeted on the children most in need of improved play opportunities.		Objectives should relate to this with regard to this Strategy promoting sport and physical activity and promoting healthy lifestyles.
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 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 	No specific relevant targets.	The Local Plan should ensure that open space, sport and recreation are provided for and that development sites enhance opportunities to walk and cycle.	Health indicators to be part of SA Framework.

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	<ul style="list-style-type: none"> 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, responsibility and funding to innovate and develop their own ways of improving public health in their area.	<p>Objectives relating to Lifestyle health problems including:</p> <ul style="list-style-type: none"> Obesity; Drugs; and Alcohol consumption Inequalities between rich and poor. 	Ensure the Local Plan polices address these issues.	Ensure that health inequalities are picked up in the SA.
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 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.	<p>The Plan sets out the Government’s vision for major infrastructure investment in the UK:</p> <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. 	Infrastructure forms an important part of the evidence base that will support the delivery of the Local Plan.	

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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 neighbourhood plans, which reflect the needs and priorities of their communities.	The entire document presents the Governments approach to development in respect of social, economic and environmental issues.	The Local Plan will be in conformity with the NPPF. May require a focused review to ensure Local Plan Policies are in conformity with NPPF.	Ensure that SA framework objectives are aligned to NPPF. (See Table 4.6)
Localism Act 2011	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. 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: 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. In terms of planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.	There are no specific targets contained in The Localism Act. Abolition of regional strategies: <ul style="list-style-type: none"> • Duty to Cooperate; • Neighbourhood Planning; and • Community Right to Build. 	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.	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.
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.	The Government's vision is to: <ul style="list-style-type: none"> • Grow the economy sustainably and for the long term; • Use natural resources efficiently; and • 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	The 2002 act places a duty on local housing authority to formulate a homelessness strategy and: <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; and • 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	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: <ul style="list-style-type: none"> • Extra powers to license private landlords, especially those of houses in multiple occupation; 	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.

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	<ul style="list-style-type: none"> Changes in the way homes are judged as suitable to meet the needs 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; and 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. Address housing needs of rural communities who are often the guardians of the countryside. 	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. 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.
Laying the Foundations: A Housing Strategy for England, November 2011	<p>The Housing Strategy sets out a package of reforms to:</p> <ol style="list-style-type: none"> get the housing market moving again lay the foundations for a more responsive, effective and stable housing market in the future support choice and quality for tenants 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>	Targets: Deliver up to 100,000 new homes by freeing up public sector land with Build Now, Pay Later deals.		
Floods & Water Management Act 2010	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 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.	<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 assets or features which affect flood or coastal erosion risk. 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). 	Ensure that plan policies assist in directing development to locations at least risk of flooding and help to reduce overall flood risk.	SA framework to consider flooding and water management in its objectives and indicators.

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		<ul style="list-style-type: none"> 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. 		
<p>Planning for Growth 2011</p>	<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 controls on greenbelt land; Produce shorter, more focused and inherently pro-growth NPPF to deliver more development in 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; and Extend permitted development rights 	<p>No specific targets.</p>	<p>Ensure plans positively promote growth, deliver Sustainable development and reflect local views.</p>	<p>Ensure SA Framework objectives are in alignment.</p>
<p>Safer Places: The Planning System and Crime Prevention</p>	<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 <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. 	<p>No specific targets.</p>	<p>Local Plan policies should consider design of safer places and crime prevention.</p>	<p>SA Objectives to consider crime.</p>
<p>Regional</p>				

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<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>				
<p>Minerals Strategy Proposed Alterations to Regional Planning Guidance, South East – Regional</p>	<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: 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>	<p>The mineral strategy to be incorporated into the policies of the Local Plan</p>	<p>Minerals strategy to be cross reference with transport and waste management objectives as part of SA indicators.</p>
<p>Harnessing the Elements - South East Energy Efficiency and Renewable Energy May 2003</p>	<p>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:</p> <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. 	<p>Numerous targets are given across the different policies.</p>	<p>The Local Plan should incorporate the energy and renewable energy objectives of the policy.</p>	<p>SA to include indicator on energy usage and use of renewable energy.</p>
<p>River Basin Management Plan – South East River Basin District 2009</p>	<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 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</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 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 	<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>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 groundwater and prevent or limit the entry of pollutants; and • contribute to mitigating the effects of floods and droughts. 	<p>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 by 2015. 		
<p>Destination South East – Tourism and related sport and recreation</p>	<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 costal resorts, while consolidating and upgrading tourism facilities in ways which promote higher value activity, reduce seasonality and support urban regeneration</p> <p>Seek opportunities to promotes 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>	<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>England Rural Development programme (South East Regional Chapter)</p>	<p>England Rural Development Plan in the South East: Regional Goals:</p> <p>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; Encourage diversification of the rural economy and stimulate related activities; Build on market opportunities to develop local employment that is accessible to all; Improve provision of and accessibility of essential services; Ensure that the skills of the workforce match existing and potential business opportunities; and Promote understanding of the countryside and rural issues.</p>	<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. Aspirations, objectives to inform SA indicators.</p>
<p>A Framework For Economic Prosperity. Regional Economic strategy 2006-2016</p>	<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; 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 choice, promoting public transport; and 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>	<p>The Strategy adopts three headline targets:</p> <p>Achieve an average annual increase in Gross Value Added per capita of at least 3%; Increase productivity per worker by an average 2.4% annually, from £39,000 in 2005 to at least £50,000 by 2016; and 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 2016.</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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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; Affordability of housing; Transport; Skills and the labour market; Tackling deprivation and renewing communities; and 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	<p>The RSF sets out 25 regional sustainability objectives for the South East Region including :</p> <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>i. ensure high and stable levels of employment so that everyone can benefit from the economic growth of the region</p> <p>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</p> <p>k. stimulate economic revival in deprived areas</p> <p>l. develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value lower impact activities</p> <p>m. develop and maintain a skilled workforce to support long-term competitiveness of the region</p>	<p>Targets:</p> <p>a. to stabilise the Ecological Footprint by 2016 and reduce it 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) as measured by life expectancy at birth.</p>		Ensure principles of the RSF are reflected in all the sustainability objectives.

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	<p>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</p> <p>o. reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment</p> <p>p. reduce air pollution and ensure air quality continues to improve</p> <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				
<p>Integrated Transport Strategy for Kent: Growth Without Gridlock</p>	<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;</p> <p>Demand Management;</p> <p>Environment, Heritage and Communities;</p> <p>Health;</p> <p>Integration;</p> <p>Keep Kent Moving;</p> <p>Road Safety;</p> <p>Sustainable Regeneration;</p> <p>UK Connections; and</p> <p>UK Gateway.</p>	<p>The Kent LTP headline targets include:</p> <p>A 10% increase (from 58%) by 2011 in the number of households within 30 minutes traveling time of a hospital by public transport;</p> <p>A 5% increase (from 88.9%) by 2011 in the number of households within 15 minutes of a GP's surgery by public transport;</p> <p>A reduction in average vehicle speeds on Kent's roads in residential areas by 10% by 2011;</p> <p>A 2% increase per year in bus patronage on 2003/4 levels;</p> <p>A 6% improvement in bus punctuality by 2011;</p> <p>A 38% increase in cycling on 2003/4 levels by 2011;</p> <p>Restraining Kent wide traffic growth to less than 2% per annum; and</p> <p>A 10% increase in the use of sustainable transport modes for journeys to school by 2011.</p>	<p>DPD and SPD need to contribute to key targets of the LTP.</p>	<p>Ensure the DPD and SPD are aligned with the LTP and objectives are reflected in the SA Framework.</p>

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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 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 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.
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> <ol style="list-style-type: none"> Growth Without Gridlock A Safer and Healthier County Supporting Independence Tackling a Changing Climate 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; 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. 		<p>Will Guide or its principles been adopted as an SPD? 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.
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. 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; 	<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>	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.	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.

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	<ul style="list-style-type: none"> 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; and a number of initiatives and policies launched by the government (see Appendix 1), setting out a national vision for social care in the future focusing on independence, personalisation and partnership working. 			
<p>Kent County Council Framework for Regeneration</p>	<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"> Building a new relationship with Kent business Unlocking talent to support the Kent economy Embracing a growing and changing population Building homes and communities Delivering growth without transport gridlock <p>The Framework for Regeneration also focuses on the opportunity to develop and promote Kent as a destination for UK and international visitors.</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>
<p>Kent Prospects: Economic Strategy for Kent 2009</p>	<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; Enterprise and competitiveness Support innovation, skills and enterprise; 	<p>12 indicators</p>	<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. Promote high quality, sustainable design.</p>	<p>12 indicators have been created to monitor performance – some of these may be suitable for SA indicators and monitoring.</p>

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	<ul style="list-style-type: none"> 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; and Support development of sustainable enterprises. 			
<p>Kent Health and Affordable Warmth Strategy Second Edition</p>	<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 fuel poverty in the UK is a combination of poorly insulated homes, inefficient heating systems and low incomes.</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 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.</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>
<p>Learning for life, improvement for all. Education Development Plan 2002 - 2007 (Year 2004-05 Update)</p>	<p>“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:</p> <p>To attract, support and reward the very best teachers;</p> <p>To help all schools to improve performance but target those few which are not fully developing children’s abilities;</p> <p>Early years provision is essential and to develop the social skills of children and give them the best start to education;</p> <p>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;</p> <p>To ensure that every child is supported to fulfil his or her potential;</p> <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>	<p>The development plan sets out priorities, criteria, targets and actions to meet the strategic themes.</p>	<p>The Local Plan should observe and comply with the strategy</p>	<p>Ensure the SA objectives are in-line and contribute towards the strategy</p>

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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. 	Equality impact assessments to be incorporated as part of the DPD and SPD.	The DPD and SPD should observe and comply with the strategy.	The SA should ensure that the LDF promote the outcomes of the Strategy and incorporate Equality impact assessments as appropriate.
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: 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> <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>	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.
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	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;	Must contribute to the national and regional plans and policies towards education.	Useful for establishing SA baseline and education 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
	to meet its statutory responsibility to secure sufficient education provision within its area in order to promote higher standards of attainment.	Increasing participation in learning by young people and adults; Achievement of basic skills and Level 2, 3 and 4 qualifications; 93.6% of 16 year-olds achieving five or more GCSE A*-G) passes by summer 2003 (also PSA target); and 65% of children looked after by KCC gaining at least one GCSE.		
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.
Local Enterprise Partnership Vision and Business Plan	1: Secure the growth of the Thames Gateway: 2: Promote investment in our coastal communities: 3: Strengthen our rural economy: 4: Strengthen the competitive advantage of strategic growth locations:	Within the next 20 years: <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 mbps or greater) broadband networks. • 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. 	Consider how Local Plan Policies might contribute to LEP operating plan goals and objectives.	The SA should ensure that the DPD and SPD promote the outcomes of the Strategy and incorporate Equality impact assessments as appropriate. Ensure SA Framework objectives are aligned to LEP objectives.
Vision for Kent 2012-2022	The Vision for Kent is the community strategy for the county. It focuses on 8 key themes and objectives. <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; 	No specific targets	LDF Policies should support short and long term priorities and strategic objectives outlined in this community strategy. 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.	The SA to reflect and support priorities. Useful for updating baseline data

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"> 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, sporting, artistic, and cultural opportunities; where jobs and services are easily accessible for all sections of the community and congestion and pollution are reduced; and 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>			
<p>Growing the Garden of England: A strategy for environment and economy in Kent – July 2011</p>	<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 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>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 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. 	<p>Consider how Local Plan may contribute to achieving county objectives and targets for economic growth and environment.</p>	<p>Check SA Framework is aligned with themes and priorities.</p>
<p>South East Local Enterprise Partnership Business Plan 2011-2015</p>	<p>Four strategic objectives and four enabling activities were agreed by the Board on 15th July 2011:</p> <p>Objectives:</p> <ol style="list-style-type: none"> Secure the growth of the Thames Gateway; Promote investment in coastal communities; Strengthen the rural economy; and Strengthen the competitive advantage of strategic growth locations. <p>Enabling activities:</p>	<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>Seek Opportunities in Local Plan to maximise deliverables of partnership.</p>	<p>SA framework indicators to be aligned with SELEP 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
	i. Strategic transport infrastructure; ii. Universal super-fast broadband; iii. Skills; and iv. New financial instruments.	Whether supporting the availability of short-term cash flow or longer term 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’	<p>Provides an integrated approach to making region more sustainable.</p> <p>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</p> <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> <p>The priceless asset of its unique natural environment; and</p> <p>A commitment to protect it for future generations.</p>		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.
East Kent Homelessness Strategy 2008-2013	The strategy outlines 7 strategic priorities: <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; 	A series of detailed objectives have been developed to meet each of the key priorities. The strategy helps support the South East Regional Housing Strategy priority to prevent homelessness and specifically <ul style="list-style-type: none"> • Increasing the supply of new affordable housing; • Housing-related support to enable vulnerable households to maintain tenancies; and 	Ensure polices 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.

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"> Tackle youth homelessness; and Monitor performance and develop best practice in homelessness. 	<ul style="list-style-type: none"> Better use of existing accommodation in both public and private sectors. 		
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 to assist in comprehensive estate development; and Establish a strong investment programme which will support existing quality. 	<p>Additionally there are a number of strategic priorities. Of specific relevance to Thanet DC include:</p> <p>1. Manston and Central Thanet</p> <ul style="list-style-type: none"> Kent International Airport Parkway Station to link to HS1 Manston Business Park Eurokent Business Park Westwood Housing Highway improvements <p>4. Margate and Cliftonville Housing Intervention and Regeneration Programme This programme involves major interventions and comprises a number of initiatives aimed at rebalancing the failed housing market.</p>	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
CAMS Stour catchments	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>Maintain and improve river quality and water resources.</p> <p>Improve and protect the natural environment (including biodiversity).</p>	Ensure suitable measures are taken to protect the aquatic environment from pollution and over abstraction.	SA to include indicators on the impact DPD and SPD could have on the aquatic environments (coastal and inland).
North East Kent European Marine Sites Management Scheme and Action Plan 2007-2012	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.	Specific objectives are separated between the relative authorities and groups who are responsible for their delivery.	The plan documents should support the actions of the management scheme.	The SA should ensure the actions are supported by the SA framework.
Canterbury City Council Local Development Framework	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.	Targets and indicators will become available over time.	The plan documents should consider any cross boundary issues and address them appropriately.	The SA should ensure the cross boundary issues are considered.
Dover District Council Local development Framework	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.	Targets and indicators will become available over time.	The plan documents should consider any cross boundary issues and address them appropriately.	The SA should ensure the cross boundary issues are considered.
East Kent Partnership strategy 2005-2015	<p>Details priorities for the area in terms of development and tackling deprivation. Priorities include:</p> <p>Prosperous inclusive community;</p> <p>Quality Places;</p> <p>Positive cultural identity;</p> <p>Competitive and diverse economy;</p> <p>Successful and aspirational workforce;</p> <p>Secure quality investments;</p> <p>Fully integrated transport;</p> <p>Quality environment; and</p> <p>Communications</p>	No specific targets.	Support the objectives and priorities of the Partnership.	The SA to reflect and support 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
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; and • reduce journey times to London increase in development of TDC's land and commercial buildings to support business growth 		Ensure Local Plan Policies consider and contribute to objectives of Corporate plan and economic Growth.	SA Objectives to include economy related objectives and indicators.
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; 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;</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; An increase in GDP in Thanet to match the Kent average GDP, during the Plan Period; and A reduction in the percentage of retail expenditure by Thanet residents outside the District to 25% of the gross retail expenditure 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>The development of additional housing in the Westwood area; and The promotion of mixed-use developments.</p>			
<p>Shoreline Management Plan (1st review 2006)</p>	<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 environment within the SMP area over the next century; · 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>			
<p>Southern Water – Strategic Direction Statement (December 2007, updated March 2011) and Water Resource Management Plan</p>	<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; and • Recognised as best value for money. 	<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; • Renewable energy; • Reduced phosphate dosing; • Metering; • New development; and • Pumping station resilience 	<p>Local Plan polices to contribute Strategic objectives.</p>	<p>Ensure Water resources are considered within SA.</p>
<p>Thanet District Council Housing Strategy 2006 -10</p>	<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>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>

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
	Meeting the demand for affordable housing across the District; Promote housing activity in the Renewal Area; Improve choice and access to housing for all communities in the District; and Tackling homelessness.			
Thanet District council Contaminated land strategy	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.	Specific targets not set in the strategy acts as guidance only.	Ensure Local Plan is developed using guidance where appropriate.	Ensure that SA supports the guidance.
From Audit to Action – Thanet Crime and Disorder Audit Strategy: 2005 to 2008	Following a review of the annual Crime and Disorder Audit the strategy priorities action for 4 keys themes: Reducing crime; Felling safe and being safe; Tackling anti-social behaviour; and Address substance misuse.	Key targets and objectives are linked to regional and national strategies. Detailed action plans are provided along with a number of specific targets across all 4 key themes.	Ensure that Local Plan supports the themes and actions of the strategy.	Reflect objectives in the SA Framework.
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: 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 alterative to the private car for short work and leisure journeys and as a means of recreation; and To identify priorities form implementing a planned programme of high quality walking routes in Thanet.	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.
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	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

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>the quality, reliability and perception of bus services in Thanet. The strategy covers the keys themes:</p> <ul style="list-style-type: none"> Reliability; Information; Accessibility; Community Transport; The Rural Perspective; Inter-Modal Issues; School Travel; Company/Green Travel Plans; and Reducing The Need To Travel. 			
<p>Corporate Plan 2012-2013, Thanet District Council.</p>	<p>This Plan sets clear objectives and ambitions for Thanet Council for the next 10 years. This plan covers 6 key themes:</p> <ul style="list-style-type: none"> Thanet’s Economy Safe Neighbourhoods Beautiful Thanet Quality Housing Healthy Communities Modern Council 	<p>This plan identifies why the key themes have been prioritised. Specific actions and a timescale for works are summarised.</p>	<p>Ensure that Local Plan Policies support the themes identified in this Plan.</p>	<p>Ensure that SA Framework supports the objectives.</p>
<p>Community Strategy for Thanet.</p>	<p>This document recorded the process and outcomes of the community strategy co-ordinated by the Thanet Local Strategic Partnership.</p> <p>Key Themes:</p> <ul style="list-style-type: none"> The economy; Lifelong learning; A safer community; The environment and housing; An inclusive community; and Health and lifestyle. 	<p>The community was asked what they would like to see in the area. The top five priorities were:</p> <ul style="list-style-type: none"> 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. <p>Action plans were developed along these priorities.</p>	<p>Ensure that Local Plan policies support the priorities and action plans identified in the Strategy.</p>	<p>SA Framework to be aligned with strategy priorities.</p>
<p>Isle of Grain to South Foreland Shoreline Management Plan (2007)</p>	<p>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 recommending policy for smaller different reaches of coastline on the basis of;</p> <ul style="list-style-type: none"> Hold the line; Advance the line; Managed retreat; and No active intervention. 	<p>Management policy for individual coastal reaches.</p>	<p>Support the individual policies as appropriate.</p>	<p>Must afford coastal protection in line with SMP.</p>
<p>Pegwell Bay to Kingsdown Coastal Flood Risk Management Strategy (2007)</p>	<p>Details the management plans for flood risk management by through the consideration of strategic options for nine coastal reaches.</p>	<p>Strategic management options provided for individual coastal reaches.</p>	<p>Support the individual policies as appropriate.</p>	<p>Must afford coastal protection in line with the strategy.</p>

Appendix C

Biodiversity and Cultural Assets

C1 Thanet Designated Areas

C1.1 Ramsar Sites

- Thanet Coast and Sandwich Bay

C1.2 Special Protected Areas

- Thanet Coast and Sandwich Bay

C1.3 Special Areas of Conservation

- Sandwich bay
- Thanet Coast

C1.4 Sites of Special Scientific Interest

- Thanet Coast
- Sandwich bay to Hacklinge Marshes

C1.5 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

C1.6 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	Hedgerows
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

C1.7 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	Twate Shad (<i>Alosa fallax</i>)
Local species	Eptesicus serotinus (Serotine bat)
Local species	Luscinia megarhynchos (nightingale)

Group	Species
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>)

C1.8 Regionally Important Geomorphological/Geological Sites

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

C1.9 Registered Parks and Gardens

- Albion Place Gardens

C1.10 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

C1.11 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

Appendix D

Sustainability Appraisal Framework

D1 Sustainability Appraisal Framework

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 and need.	<p>Will the plan:</p> <ul style="list-style-type: none"> Supply an appropriate quantity of housing to satisfy demand? Supply an appropriate mix of types and tenures of properties in relation to the respective levels of demand? Supply 30% of new homes as affordable homes? Reduce the prevalence of unfit and derelict dwellings within the housing stock? 	<ul style="list-style-type: none"> Net additional dwellings for the current year Net additional dwellings over previous 5 year period or since the start of the relevant plan period, whichever is longer Projected net additional dwellings up to the end of the relevant development plan period or over a ten year period, whichever is longer Annual net dwelling requirement Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance. Number of affordable housing completions. % of new housing sites over 15 units net or 0.5 hectares where provision is made for an element of affordable housing. Average property price compared to average earnings. Number of unfit homes per 1000 dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Will the plan:</p> <ul style="list-style-type: none"> Ensure people are adequately served by key healthcare facilities, regardless of socio-economic status? 	<ul style="list-style-type: none"> Death rates from circulatory disease, cancer, accidents and suicide. Infant mortality rates Conceptions among girls under 18 Life expectancy 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. 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.
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> <ul style="list-style-type: none"> Improve educational levels of the population of working age? Improve access to educational facilities for vulnerable and welfare dependant workers? 	<ul style="list-style-type: none"> Proportion of 19 year olds with level 2 qualifications (5 GCSEs, A *-C or NVQ equivalent) % of population of working age qualified to NVQ level 3 or equivalent. Proportion of adults with poor literacy and numeracy skills. Access to education facilities.
4. To increase public safety and reduce crime and fear of crime.	<p>Will the plan:</p> <ul style="list-style-type: none"> Reduce levels of burglaries, violent offences and vehicle crime? Reduce public perceptions and fear of crime? 	<ul style="list-style-type: none"> Levels of domestic burglaries, violent offences and vehicle crimes. Fear of crime.
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> <ul style="list-style-type: none"> Reduce the proportion of people living in deprived areas. Ensure new residential development is within a reasonable travel distance from key facilities. Ensure existing residences are adequately served by key facilities. Ensure vulnerable people within the community are adequately served by key facilities. 	<ul style="list-style-type: none"> Proportion of children under 16 who live in low-income households. % of population of working age who are claiming key benefits Percentage of households in fuel poverty. Proportion of population who live in areas that rank within the most deprived 20% of areas in the country. Household income in rural areas. 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. 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.

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Will the plan: <ul style="list-style-type: none"> Result in communities where residents are satisfied with their local area as a place to live? Result in harmonious and mixed communities? 	<ul style="list-style-type: none"> Access to key facilities by lower socio economic groups. % of people who say they are satisfied with their local area as a place to live. % of people who feel that their local area is a place where people from different backgrounds and 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: <ul style="list-style-type: none"> Increase levels of employment in the population of working age? Reduce the proportion of people on unemployment benefits? 	<ul style="list-style-type: none"> 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 industrial and employment development at key sites within the District to support priority regeneration areas.	Will the plan: <ul style="list-style-type: none"> Increase the GVA per capita of the district's population? Encourage sustainable development of key sites across the district likely to stimulate economic growth? Encourage sustainable development of key services and facilities across the district likely to stimulate economic growth? Deliver industrial and employment development in regeneration areas? Deliver industrial and employment development that reduces unemployment in deprived areas? 	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Encourage development that will boost the tourism sector? Protect and enhance natural, semi-natural and built assets that support the tourist economy? 	<ul style="list-style-type: none"> 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 developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	Will the plan: <ul style="list-style-type: none"> Encourage locating development on previously developed land, avoiding Greenfield sites? Encourage an appropriate density and mix of development that reflects the needs of the population? Encourage the redevelopment of derelict land and properties, returning them to appropriate uses? 	<ul style="list-style-type: none"> % of new and converted dwellings completed on previously developed land. Development on previously developed land. % 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. Net densities achieved on completed housing sites over 10 units. Empty properties brought back into use. Derelict land brought back into reuse Number of hectares of open countryside lost to irreversible development. Number of departures from policy safe guarding green wedges. Number of hectares of best and most versatile agricultural land lost to irreversible development during plan period.
11. To ensure that a sustainable pattern of development is pursued.	Will the plan: <ul style="list-style-type: none"> Promote development in sustainable locations that limits the need to travel to key facilities and services? 	<ul style="list-style-type: none"> 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.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Will the plan: <ul style="list-style-type: none"> Improve landscape quality and the character of open spaces and the public realm? Protect and/or enhance the character and appearance of the District's townscape and countryside? 	<ul style="list-style-type: none"> Land covered by management schemes Access to and the use of the countryside Empty properties brought back into use. Derelict land brought back into reuse

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Will the plan:</p> <ul style="list-style-type: none"> • Preserve or enhance the character and appearance of conservation areas, listed buildings, scheduled monuments and other features of cultural, historical or archaeological value and their setting? • Ensure that development is sensitive towards the local environment? • Support the restoration and re-use of existing buildings 	<ul style="list-style-type: none"> • Buildings of Grade I and II* at risk of decay
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	<p>Will the plan:</p> <ul style="list-style-type: none"> • Encourage improvement in air quality within Air Quality Management Areas (AQMAs)? 	<ul style="list-style-type: none"> • 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> <ul style="list-style-type: none"> • Improve public transport links to key facilities for existing development? • Ensure new development is appropriately serviced by public transport to enable access to key facilities? • Promote a sustainable public transport network that reduces reliance on private vehicles? 	<ul style="list-style-type: none"> • 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. • 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. • Average daily motor vehicle flows. • Proportion of travel by mode.
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	<p>Will the plan:</p> <ul style="list-style-type: none"> • Improve transport links to key facilities within the district? • Reduce reliance on private vehicles • Support the development of key transport links between Thanet and the wider south East? 	<ul style="list-style-type: none"> • 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> <ul style="list-style-type: none"> • Promote adherence to movement up the waste hierarchy? • Promote reduced household waste generation rates? • Promote increased waste recovery and recycling? 	<ul style="list-style-type: none"> • 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> <ul style="list-style-type: none"> • Promote a proactive reduction in the volume of greenhouse gas emissions released by development across the District? 	<ul style="list-style-type: none"> • Emissions of greenhouse gases from energy consumption, transport and land use and waste management. • Energy use per m2
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with the NPPF.	<p>Will the plan:</p> <ul style="list-style-type: none"> • Restrict the development of property in areas of flood risk? • Reduce areas available for flood storage? • Ensure adequate measures are in place to manage existing flood risk? • Ensure that development does not increase flood risk due to run-off? • Ensure development is appropriately future proof to accommodate future levels of flood risk? 	<ul style="list-style-type: none"> • Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds. • Properties at risk from flooding. • New development with sustainable drainage installed
20. To conserve and enhance biodiversity.	<p>Will the plan:</p> <ul style="list-style-type: none"> • Provide opportunities to develop or enhance new and existing wildlife and geological sites? • Avoid destruction of important habitats or unique geological features? • Avoid damage to designated wildlife and geological sites, protected species and their habitats? 	<ul style="list-style-type: none"> • Population of wild birds. • Condition of Sites of Special Scientific Interest (SSSIs). • Extent and condition of key habitats for which Biodiversity Action Plans have been established. • Extent of ancient woodlands • Achievement on BAP targets • Loss of BAP or protected habitat as a result of new development.

Objective Number / Thanet District SA Objective	Decision Making Criteria	Indicators
	<ul style="list-style-type: none"> • Support key objectives of the biodiversity action plan (BAP)? • Support existing and /or contribute towards the creation of multifunctional green infrastructure? • Support existing and/or create new green networks? • Support the delivery of ecosystem services? 	<ul style="list-style-type: none"> • Area designated as SNCI and Local Nature Reserve • Changes in populations of BAP species • Changes in the area of BAP habitats • % 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>	<p>Will the plan:</p> <ul style="list-style-type: none"> • Encourage Compliance with WFD? • Encourage compliance with the EC Bathing Waters Directive? • Promote management practices that will protect water features from pollution? • Avoid consuming greater volumes of water resources than is available to maintain a healthy environment? 	<ul style="list-style-type: none"> • Rivers of Good or Fair chemical and biological water quality / Compliance with Water Framework Directive • Compliance with EC Bathing Waters Directive • Incidents of major and significant water pollution
<p>22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.</p>	<p>Will the plan:</p> <ul style="list-style-type: none"> • Promote sustainability principles in the design, procurement, and operation of development? • Encourage developers and operators in the District to 'green' their business operations and supply chains? • Reduce the consumption rates of raw materials through strong sustainability policies? 	<ul style="list-style-type: none"> • Percentage of new build and retrofit homes meeting former Code for Sustainable Homes Level 4 mandatory requirement for ENE01 • Percentage of commercial buildings meeting BREEAM Very Good standard • Ecological footprint for the District
<p>23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.</p>	<p>Will the plan:</p> <ul style="list-style-type: none"> • Encourage reduction in energy use and increased energy efficiency? • Encourage the development of renewable energy facilities within the District? 	<ul style="list-style-type: none"> • Energy use per m² • Installed capacity for energy production from renewable sources

Appendix E

Policy Appraisal Matrices

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

SA Objective	Proposed Policy	No policy	HRA implications	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.	NA	-
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.	NA	-
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.	NA	-
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 magnitude of effects from policy adoption would be significant positive.	Unknown ? As the details of new developments are not currently known it is not possible to assess the impacts of a no policy option.	NA	-
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.	NA	-
6. To create vibrant balanced communities where residents feel a	Permanent. Direct. ST/LT++	Neutral. 0	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	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.	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 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.	NA	-
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 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.	Neutral. 0 A no policy option would not alter the status quo in relation to economic growth.	NA	-
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.	NA	-
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 sites and seek to avoid development versatile greenfield or agricultural land. The approach would ensure land is used efficiently by bringing vacant land	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.	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.	NA	-
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 and preserve the countryside by encouraging redevelopment of urbanised sites.	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.	NA	-
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.	NA	-
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)	NA	-
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++ 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.	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.	NA	-
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	Neutral. 0 A no policy option would not alter the status quo.	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	the wider Kent regions. As such the objective is met in a neutral capacity due to its specific local context.			
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 sustainable waste management practices. This approach would help reduce the use of raw materials and promote sustainable waste management practices.	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 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.	NA	-
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.	NA	-
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.	NA	-
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT++ The proposed policy would help ensure the conservation and enhancement of 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.	Neutral. 0 The no policy option is unlikely to affect the biodiversity either way. Current legislation and directives already manages natural assets and sensitive areas and as such the addition of a new policy would only strengthen existing practices.	NA	-
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Direct. ST/LT++ 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.	Neutral. 0 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.	NA	-
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral. 0 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	Neutral. 0 A no policy option would yield neutral impacts as existing legislation and practices seek to increase sustainability practices and meet the SA objective.	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	and if they should be 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.	NA	-
<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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 2: Policy SP02 – Economic Growth

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. and 2	N/A		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.	Neutral. 0 A no policy option would not alter the status quo.	NA	-
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.	NA	-
5. and 6	N/A		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.	NA	-
8. To ensure the sustainable development of the proposed economic growth and encourage industrial and 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	Neutral. 0 A no policy option would not alter the status quo.	There are no likely significant effects on providing sustainable development of the proposed economic growth.	Consideration should be given to amending this policy so as to state development is supported where it enhances the natural environment.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
District to support priority regeneration areas.	of deprivation. However, by setting a target for growth the Local Plan has an opportunity to influence this growth.		However, the policy could provide for greater environmental protection.	.
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.	There are no likely significant effects on the natural, semi-natural and street scene. However, the policy could provide for greater environmental protection.	Consideration should be given to amending this policy so as to state development is supported where it enhances the 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 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.	There are no likely significant effects on the land use. However, the policy could provide for greater environmental protection.	Consideration should be given to amending this policy so as to state development is supported where it enhances the natural environment.
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.	There are no likely significant effects on the sustainable pattern of development. However, the policy could provide for greater environmental protection.	Consideration should be given to amending this policy so as to state development is supported where it enhances the natural environment.
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 is not spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	There are no likely significant effects on character and quality of the area's landscape and townscape. However, the policy could provide for greater environmental protection.	The quality of design and how future development takes account of character, townscape and the countryside may also be mitigated by other policies. In addition consideration should be given to amending this policy so as to state development is supported where it enhances the natural environment.
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.	NA	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 areas where air quality (pollutant) levels exceed national standards.	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.	NA	-
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.	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
16. To develop key sustainable transport links between Thanet and the wider Kent district 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 is not spatial the significance of the effects cannot be predicted.	Neutral. 0 A no policy option would not alter the status quo.	NA	
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST/LT ? 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.	Neutral. 0 A no policy option would not alter the status quo.	NA	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.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct, Indirect. ST/LT ? 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.	Neutral. 0 A no policy option would not alter the status quo.	NA	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).
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.	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.	There are no likely significant effects on the developmental control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk. However, the policy could provide for greater environmental protection.	Consideration should be given to amending this policy so as to state development is supported where it enhances the natural environment.
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.	There are no likely significant effects on the biodiversity. However, the policy could provide for greater environmental protection.	Consideration should be given to amending this policy so as to state development is supported where it enhances the natural environment.
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.	There are no likely significant effects on the quality on fluvial and coastal water resources. However, the policy could provide for greater environmental protection.	Consideration should be given to amending this policy so as to state development is supported where it enhances the natural environment.
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 net benefit if it supports the development of businesses	Neutral. 0 A no policy option would not alter the status quo.	NA	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	HRA implications	Mitigation and enhancement measures
	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.	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 net benefit if it supports the development of businesses and supply chains that support resource efficiency and reduce consumption of raw materials.	Neutral. 0 A no policy option would not alter the status quo.	NA	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>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> <p>With regards to the HRA implications there are no likely significant effects. However the policy could be strengthened to provide provision to environmental protection with regards to supporting new developments.</p>				

Policy 3: Policy SP03 – Land allocated for Economic Development

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	NA	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	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.	NA	-
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. Yet the option to 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.	Neutral 0. This option is unlikely to have any direct or indirect effects on this objective.	NA	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	HRA implications	Mitigation and enhancement measures
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0. 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.	Permanent. Indirect. ST/LT ? 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.	NA	-
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 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.	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.	NA	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 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 - /? The no policy 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'.	NA	-
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.	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 trickledown 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'	NA	-
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.		NA	-
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 -/? These sites include greenfield and previously developed land and as a result an uncertain negative effect is predicted for both options.		NA	-
11. To ensure that a sustainable pattern of development is pursued.	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.		NA	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 ?/+ 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.		NA	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				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 ? 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.		NA	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 areas where air quality (pollutant) levels exceed national standards.	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.		NA	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.		NA	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 district 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		NA	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 ⁴⁵ . 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.		NA	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.
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.		NA	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).

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

SA Objective	Proposed Policy	No policy	HRA implications	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 development management policies and NPPF.	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.		NA	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.		NA	-
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.		NA	-
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.		NA	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.		NA	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).
<p>Summary</p> <p>The proposed policy is predicted as having the potential to result in a significant positive effect, particularly in relation to job creation and supporting economic growth and this is the main differentiator between the options. Minor negative effects could be attributed to the proposed policy, however these and the uncertain effects can be mitigated by development management policies and the site specific assessment of effects that will be required for the allocations. One area where the no policy option performed better was in terms of its potential to have indirect benefits for housing by potentially allowing a greater area of land for housing and other types of development.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 4: Policy SP04 – Manston Business Park

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 23	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
Summary Effects of SP04 are covered in detail as part of SP03.				

Policy 5: Policy SP05 – Manston Airport

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent. Direct. ST/LT++ The proposed policy inherently provides additional housing within the District, by proposing at least 2,500 new dwellings on the site, including 30% affordable homes.	Unknown ? A no policy option would require housing proposed at the Manston Airport site to be accommodated elsewhere within the District. Details of where these locations would be are currently not known so it is not possible to assess the impacts of the proposed policy.	The HRA is currently being carried out by AMEC and the conclusions will be addressed in this document in due course	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT+ Adoption of the proposed policy requires the provision of a Doctors Surgery, ensuring the new development would have adequate and appropriate access to healthcare facilities.	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 proposed policy has the potential to significantly affect the status quo by increasing the population covered by individual healthcare facilities. The proposed policy includes provision of a Doctor’s Surgery, though further assessment 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 stipulates development of Manston Airport must be accompanied by the provision of a primary school with four forms of entry, in line with the Infrastructure Deliver Plan and the requirements for the education authority.	Permanent. Direct LT -/? 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.		-
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 ? 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.	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, overcrowding and population rises could lead to a rise in deprivation as facilities and services would be unable to cope with the excess demand.		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. 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	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	heritage assets, as outlined in the proposed policy, an appropriate community feel 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.			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, with 85,000sqm allocated for employment and leisure floorspace. As such commercial business properties could be created as could retail facilities. In turn these establishments would create jobs for the local economy.	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.		-
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.	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.		-
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 Manston Airport site, a development will minimise the visual impact and will be well linked to existing heritage sites to support tourism in Thanet. As such this would contribute to preserving 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, accommodating residential, commercial and leisure facilities. Due to the size of the site and that the policy is site specific the impacts significance is minor.	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.		-
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. The integration of new settlements into existing settlement patterns is fundamentally affected by good levels of transport connectivity and treatment of green buffers and edges between built up areas. For this, the proposed policy requires the Transport Strategy to be met by upgrading local roads, travel plan for public transport and traffic calming measures for key routes.	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 limit the potential for settlements to merge.

SA Objective	Proposed Policy	No policy	HRA implications	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 + 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.		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.	Permanent. Direct. ST/LT+ For a development to be brought forward as part of this policy, a design and heritage statement is required to include measures which will reduce and mitigate sites of historic archaeological and or architectural importance, and their settings, through pre-design archaeological assessment and linking the development to existing heritage sites.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon archaeological and architectural important sites and features. As such new developments could result in adverse effects on sites, features and areas of historic archaeological or architectural importance, and their settings.		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 help identify issues and mitigate negative effects.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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.		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 district and beyond, including road, rail and air.	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.
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.	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+ 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.	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.		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++ Policy adoption would ensure development and creation of a residential, commercial and leisure mixed use site which would not contaminate groundwater resources and that appropriate mitigation measures will be incorporated to the design to prevent contamination.	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.	Unknown ? Effects against this objective are unknown at this stage as the policy does not include explicit reference to using local products or sustainable produce for development.	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.
<p>Alternative 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 primary school. There is also potential for additional community facilities improvements, depending on further studies to be undertaken during design that will state any additional requirements as a result of development. The effects on with respect to ecology and landscape are likely to be lesser for the development on brownfield land, when compared to development of greenfield land. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The site is well connected, with the policy requiring numerous efforts to link with and improve the public transport links, particularly with the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

Policy 6: Policy SP06 – Thanet’s Town Centres

SA Objective	Proposed Policy	No policy	HRA implications	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	Permanent. Direct. ST/LT + The proposed policy promotes a hierarchy that allows residential development in town centres where this supports the centre’s main function. This would reduce the need to travel for residents and provide improved accessibility to key community services and facilities.	Neutral. 0 A no policy option would not alter the status quo.	NA	-
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.	NA	-
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.	NA	-
4.	N/A		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.	NA	-
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent. Indirect. ST/LT + 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	Neutral. 0 A no policy option would not alter the status quo.	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	help to create balanced, vibrant and sustainable 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.	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.	NA	-
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.	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.	NA	-
9. and 10	N/A		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 will be of a critical mass to shape land use patterns.	Neutral. 0 A no policy option would not alter the status quo.	NA	-
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.	NA	-
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.	NA	-
16. to 23			N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 7: Policy SP07 – Westwood

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		N/A	N/A
5. To provide appropriate key facilities to support vulnerable	Permanent. Indirect. ST/LT +/-?	Neutral. 0	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
people and reduce the level of deprivation identified across the wards.	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.	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.	NA	-
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.	NA	-
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.	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.	NA	-
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.	NA	-
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.	NA	-
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 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.	Neutral. 0 A no policy option would not alter the status quo.	NA	-
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.	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	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 ? 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.	NA	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 areas where air quality (pollutant) levels exceed national standards.	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.	NA	-
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 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	Neutral. 0 A no policy option would not alter the status quo.	NA	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	NA	-
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 ⁴⁶ . Potentially this could result in a significant effect.	Neutral. 0 A no policy option would not alter the status quo.	NA	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.
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.	NA	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 development management policies and NPPF.	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.	NA	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 ?	Neutral. 0 A no policy option would not alter the status quo.	NA	-

⁴⁶ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.			
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.	NA	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. 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.	NA	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.	NA	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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 8: Policy SP08 – Margate

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	The policy may promote the development of opportunity sites within the existing developed areas of Margate, which would therefore be close to Thanet Bay and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	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		N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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	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.	N/A	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Unknown? 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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 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.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Margate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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 employment opportunities will arise. Through increasing the shops and facilities on offer, including developing Dreamland, a significant number of jobs will be created.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Margate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.	Permanent. Direct. ST/LT+ Active development of Margate will increase employment opportunities 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.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Margate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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 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.	The regeneration and development of Margate, particularly Old Town and Town Centre redevelopment, would improve land use efficiency but would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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 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.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Margate, particularly Old Town and Town Centre redevelopment, would help maintain a sustainable pattern of development but would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant 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+ 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.	The regeneration and development of Margate could result in increased pressure on the Thanet Coast and Sandwich Bay SPA due to population increases and resultant recreational demand. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.	The regeneration and development of Margate, could result in increased pressure on the Thanet Coast and Sandwich Bay SPA due to population increases and resultant recreational demand. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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)	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+ 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	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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	access to employment is eased. The effects are only minor as the Policy will only directly affect Margate.			
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
17. and 18	N/A		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 development management policies and NPPF.	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 projects. 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.	The regeneration and development of Margate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended,
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.	The regeneration and development of Margate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended,
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.	The regeneration and development of Margate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended,
22. and 23	N/A		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 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 factors, with local character and history preserved throughout.</p> <p>With regards to the HRA assessment, the adoption of the policy would result in development close to Thanet Coast and Sandwich Bay SPA. The implementation of the development management policies should be suitable to prevent incidental significant effects. In order to strengthen the position, this policy should cross-refer to Policy SP25 and the SPA mitigation strategy.</p>				

Policy 9: Policy SP09 – Ramsgate

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	The policy may promote the development of opportunity sites within the existing developed areas of Ramsgate, which would therefore be close to Thanet Bay and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.		N/A	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 workers with skills necessary to ensure year round employment.	N/A		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 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.	N/A	-
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.	N/A	-
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 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.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Ramsgate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Ramsgate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	1200m ² for retail floor space will also enhance employment opportunities.		sufficient in preventing incidental significant effects.	
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.	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 the historic character and café culture already attracting visitors.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Ramsgate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.	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+ 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.	The regeneration and development of Ramsgate, particularly the Town Centre, and the Waterfront and Royal Harbour development, would improve land use efficiency but would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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 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.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Ramsgate, particularly the Town Centre, and the Waterfront and Royal Harbour development, would help maintain a sustainable pattern of development but would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant 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+ 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 preserve within the public realm.	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Ramsgate could result in increased pressure on the Thanet Coast and Sandwich Bay SPA due to population increases and resultant recreational demand. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	

SA Objective	Proposed Policy	No policy	HRA implications	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+ 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.	The regeneration and development of Ramsgate, could result in increased pressure on the Thanet Coast and Sandwich Bay SPA due to population increases and resultant recreational demand. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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)	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+/? 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 exist 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
17. and 18	N/A		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 development management policies and NPPF.	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.	The regeneration and development of Ramsgate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended.
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	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	The regeneration and development of Ramsgate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective	Proposals will be required to submit an acceptable environmental assessment detailing their local impacts with appropriate mitigation. Where habitat

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.	would not actively support developments at or close to sensitive environmental assets.	implementation of development management policies should be sufficient in preventing incidental significant effects.	destruction is inevitable the creation of alternative habitats should be mandatory. With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended.
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.	The regeneration and development of Ramsgate would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	Proposals will be required to submit an acceptable environmental assessment detailing their local impacts with appropriate mitigation. With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended.
22. and 23	N/A		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> <p>With regards to the HRA assessment, the adoption of the policy would result in development close to Thanet Coast and Sandwich Bay SPA. The implementation of the development management policies should be suitable to prevent incidental significant effects. In order to strengthen the position, this policy should cross-refer to Policy SP25 and the SPA mitigation strategy.</p>				

Policy 10: Policy SP10 - Broadstairs

SA Objective	Proposed Policy	No policy	HRA implications	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.	Neutral. 0 A no policy option would not alter the status quo.		N/A	-
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.		N/A	-
3.	N/A		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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	However the impacts are questionable as the area is already largely developed and will most likely have sufficient provisions regarding crime reduction.			
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. However as provisions have not been specifically detailed it cannot be assured and will be down to the discretion of the development plans.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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.	Proposals to maintain and enhance the role and character of Broadstairs Town Centre, and Promenade and Beach Front would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.	Proposals to maintain and enhance the role and character of Broadstairs Town Centre, with a focus on retail, and Promenade and Beach Front would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.	Permanent. Direct. ST/LT+ 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.	Neutral. 0 A no policy option would not alter the status quo.	Proposals to maintain and enhance the role and character of Broadstairs Town Centre, with a focus on retail, and Promenade and Beach Front, with a focus on improving connectivity, would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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 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 create a new vibrant small tourist resort.	Neutral. 0 A no policy option would not alter the status quo.	The proposals to maintain and enhance the role and character of Broadstairs Town Centre, with a focus on retail, and Promenade and Beach Front, with a focus on improving connectivity, would improve land use. However, this would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	
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.	The proposals to maintain and enhance the role and character of Broadstairs Town Centre, with a focus on retail, and Promenade and Beach Front, with a focus on improving connectivity, would help maintain a sustainable pattern of development but would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant 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+ 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.	The focus on existing retail, for new retail to be on the edge of Broadstairs Town Centre and to improve connectivity between uses on the Broadstairs Promenade and Beach Front would help to conserve and enhance the areas character. However, this could result in increased pressure on the Thanet Coast and Sandwich Bay SPA due to population increases and resultant recreational demand.	-
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 develop the seafront whilst 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.	Neutral. 0 A no policy option would not alter the status quo.	Proposals to maintain and enhance the role and character of Broadstairs Town Centre, and Promenade and Beach Front would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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)	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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. 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent. Indirect. ST/LT+/? 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	In order to cope with increased transport demand from additional 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	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 development management policies and NPPF.	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.	Proposals to maintain and enhance the role and character of Broadstairs Town Centre, and Promenade and Beach Front would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA.	With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended.
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+ 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.	Proposals to maintain and enhance the role and character of Broadstairs Town Centre, and Promenade and Beach Front would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA.	With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended.
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 to maintain and enhance the role and character of Broadstairs Town Centre, and Promenade and Beach Front would inevitably lead to potential impacts on Thanet Coast and Sandwich Bay SPA.	Proposals will be required to submit an acceptable environmental assessment detailing their local impacts with appropriate mitigation. With respect to the potential for impacts on the Thanet Coast and Sandwich Bay SPA, amendments to policy wording to refer to Policy SP25 and the SPA mitigation strategy are recommended.
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 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.</p>				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
With regards to the HRA assessment, the adoption of the policy would result in development close to Thanet Coast and Sandwich Bay SPA. The implementation of the development management policies should be suitable to prevent incidental significant effects. In order to strengthen the position, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.				

Policy 11: Policy SP11 – Housing Provision

SA Objective	Proposed Policy	No policy ⁴⁷	HRA implications	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.	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	N/A	-
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.		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 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.		N/A	-
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.		N/A	Encouragement of bringing empty properties into the housing market could reduce crime and safety fears.
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. There is no information within the proposed policy, which could inform an assessment of the likely effects on key facilities.		N/A	The proposed policy does not discuss localities or proximity to key facilities. Policy should include this as a consideration for new developments.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Unknown ? The proposed policy and no policy option are about housing provision based around employment growth. Likely effects on sense of place and community are not evident.		N/A	Benefits from housing development and employment should be extended to deprived areas. Policy should attempt to target 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 and 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.		N/A	Apprentice schemes and targeted employment of "people on unemployment benefits" may be appropriate, particularly for larger house building schemes.

⁴⁷ No Policy scenario represents housing demand based on past patterns of growth

SA Objective	Proposed Policy	No policy ⁴⁷	HRA implications	Mitigation and enhancement measures
				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 industrial and 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.		N/A	-
9.	N/A		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.	Unknown ? 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.		N/A	Building on previously developed land should be prioritised over greenfield sites where appropriate. Bringing forward current empty properties into the housing market could increase the efficiency in land use.
11. To ensure that a sustainable pattern of development is pursued.	Unknown ? 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.		N/A	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.	Unknown ? 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.		N/A	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.	Unknown ? 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. 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.		N/A	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 areas where air quality (pollutant) levels exceed national standards.	Unknown ? 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.		N/A	Mitigating measures should include policy around house building which seeks to minimise adverse effects on air 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	Permanent indirect LT +/-?	Unknown ?	N/A	It is likely development of this much housing will have some effect on public

SA Objective	Proposed Policy	No policy ⁴⁷	HRA implications	Mitigation and enhancement measures
access to key facilities, services and employment opportunities without reliance on private vehicles.	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. 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.	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.		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 district and beyond, including road, rail and air.	Unknown ? The numbers of homes housing proposed are numerical targets only and do not include any information on proximity to existing sustainable transport links. Further, there are no elements of these policy options which will help promote connectivity to the wider South East.		N/A	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).
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).		N/A	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.		N/A	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 development management policies and NPPF.	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.		N/A	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.		N/A	Potential effects are better assessed through the allocations and via topic specific criteria based policies.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites.	Unknown ? It is not possible to assess the effects of the proposed policy and no policy option without considering the spatial distribution of development.		N/A	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.	Permanent, direct ST/LT -/? 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.		N/A	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.

SA Objective	Proposed Policy	No policy ⁴⁷	HRA implications	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 -/? 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. 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). The option does not distinguish itself as performing better in terms of sustainability.		N/A	Both the proposed policy and no policy option would perform better if they are developed with best practice design considered throughout.
<p>Summary</p> <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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 12: Policy SP12 – Strategic Housing Site Allocations

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

Policy 12: Policy SP13 – Strategic Housing Sites - Manston Green

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	Development of housing sites at Manston Green are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	N/A	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.
3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare	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-	Neutral 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
dependant workers with skills necessary to ensure year round employment.	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.			
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.	N/A	-
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.	N/A	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 existing settlements. In addition, there is potential for development to remove corridors between settlements. This would potentially reduce community identity as settlement areas merge.	Neutral 0 A no policy option would not alter the status quo.	Development of housing sites at Manston Green with a balanced and vibrant community are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.
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.	N/A	-
8. and 9	N/A		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.	N/A	-
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.	Development of housing sites at Manston Green ensuring a sustainable pattern are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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 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.	Development of housing sites at Manston Green conserving and enhancing the areas landscape are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	It would be important for a future masterplanning process for sites to consider how development may effect landscape character. Development that contributes to the landscape character, rather than simply not affecting it, should be encouraged.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 sites and relevant assessment of these effects.	Neutral 0 A no policy option would not alter the status quo.	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.	N/A	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 sites are 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 sites and to assess the potential for bus service extensions	Neutral 0 A no policy option would not alter the status quo.	N/A	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.	N/A		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.	N/A	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.	N/A	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				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 development management policies and NPPF.	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.	Development of housing sites at Manston Green are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	Development of housing sites at Manston Green are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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	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.	N/A	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 renewable energy or the requirement for energy efficiency measures.	Neutral 0 A no policy option would not alter the status quo.	N/A	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>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 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> <p>With regards to the HRA implications there are no likely significant effects on designated sites. This policy provides for masterplanning being informed by and addressing the implementation of Policy SP25 and the SPA mitigation strategy.</p>				

Policy 13: Policy SP14 – Strategic Housing Sites at Birchington

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 1000 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.	Development of housing sites at Birchington are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	N/A	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.	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.	Neutral 0 A no policy option would not alter the status quo.	N/A	-
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.	N/A	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 but is adjacent to existing settlements. This helps maintain a distinctive settlement pattern within Birchington-on-sea, whilst maintaining green edges with the countryside	Neutral 0 A no policy option would not alter the status quo.	Development of housing sites at Birchington with a balanced and vibrant community are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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	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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
the opportunity to secure appropriate paid employment.				
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.	Development of housing sites at Birchington are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	Development of housing sites at Birchington ensuring a sustainable pattern are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	Development of housing sites at Birchington conserving and enhancing the areas landscape are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	N/A	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 help identify issues and mitigate negative effects.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	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.	N/A	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	HRA implications	Mitigation and enhancement measures
16. To develop key sustainable transport links between Thanet and the wider Kent district 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 additional traffic on the A28, particularly around The Square in Birchington.	Neutral 0 A no policy option would not alter the status quo.	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.	N/A	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.	N/A	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 development management policies and NPPF.	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.	Development of housing sites at Birchington are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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 are 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.	Development of housing sites at Birchington are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	Development of housing sites at Birchington are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	N/A	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				with the Government's Zero Carbon Policy. <ul style="list-style-type: none"> 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 renewable energy or the requirement for energy efficiency measures.	Neutral 0 A no policy option would not alter the status quo.	N/A	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>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 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> <p>With regards to the HRA implications there are no likely significant effects on designated sites. This policy provides for masterplanning being informed by and addressing the implementation of Policy SP25 and the SPA mitigation strategy.</p>				

Policy 14: Policy SP15 – Strategic Housing Sites at Westgate-on-Sea

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 1000 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.	Development of housing sites at Westgate-on-Sea are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	N/A	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	Permanent Direct ST/LT +	Neutral 0	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
of society including focus on training vulnerable and welfare dependant workers with skills necessary to ensure year round employment.	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.	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.	N/A	-
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.	N/A	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 but is adjacent to existing settlements. This helps maintain a distinctive settlement pattern within Westgate-on-Sea, whilst maintaining green edges with the countryside	Neutral 0 A no policy option would not alter the status quo.	Development of housing sites at Westgate-on-Sea with a balanced and vibrant community are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	N/A	-
8. and 9	N/A		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.	N/A	-
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.	Development of housing sites at Westgate-on-Sea ensuring a sustainable pattern are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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	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.	Development of housing sites at Westgate-on-Sea conserving and enhancing the areas landscape are achievable without significant effects designated sites, assuming the	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,

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
particularly associated with town centres and coastal areas.			implementation of Policy SP25 and the SPA mitigation strategy.	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.	N/A	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 help identify issues and mitigate negative effects.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	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.	N/A	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 district 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 this strategic route will help facilitate additional traffic movement towards the A299.	Neutral 0 A no policy option would not alter the status quo.	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.	N/A	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.	N/A	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				with the Government's Zero Carbon Policy. <ul style="list-style-type: none"> 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 development management policies and NPPF.	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.	Development of housing sites at Westgate-on-Sea are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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 are 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.	Development of housing sites at Westgate-on-Sea are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	Development of housing sites at Westgate-on-Sea are achievable without significant effects on the designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	N/A	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 renewable energy or the requirement for energy efficiency measures.	Neutral 0 A no policy option would not alter the status quo.	N/A	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				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<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> <p>With regards to the HRA implications there are no likely significant effects on designated sites. This policy provides for masterplanning being informed by and addressing the implementation of Policy SP25 and the SPA mitigation strategy.</p>				

Policy 15: Policy SP16 – Westwood Strategic Housing Sites

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 1450 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.	Development of housing sites at Westwood are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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.	N/A	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.	N/A	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 + 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.	N/A	-
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.	N/A	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				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 partly within the existing urban area. This helps maintain a distinctive settlement pattern within Westwood, whilst maintaining green edges with the countryside	Neutral 0 A no policy option would not alter the status quo.	Development of housing sites at Westwood with a balanced and vibrant community are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	N/A	-
8. and 9	N/A		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.	N/A	-
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.	Development of housing sites at Westwood ensuring a sustainable pattern are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	Development of housing sites at Westwood conserving and enhancing the areas landscape are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.	N/A	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.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				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.	N/A	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 district 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.	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.	N/A	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.	N/A	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 development management policies and NPPF.	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.	Development of housing sites at Westwood are achievable without significant effects on designated sites assuming the implementation of Policy SP25 and the SPA mitigation strategy.	-
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 are 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.	Development of housing sites at Westwood are achievable without significant effects on designated sites assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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	HRA implications	Mitigation and enhancement measures
21.	N/A		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.	N/A	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 renewable energy or the requirement for energy efficiency measures.	Neutral 0 A no policy option would not alter the status quo.	N/A	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>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. 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.</p> <p>With regards to the HRA implications there are no likely significant effects on designated sites. This policy provides for masterplanning being informed by and addressing the implementation of Policy SP25 and the SPA mitigation strategy.</p>				

Policy 16: Policy SP17 – Land Fronting Nash and Haine Roads

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	Development of housing sites at land fronting Nash and Haine Roads are achievable without significant effects on designated sites in the area, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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	Neutral 0 A no policy option would not alter the status quo.	N/A	-.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	should be reserved for the development of a new medical centre and community assemble facility			
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.	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.	Neutral 0 A no policy option would not alter the status quo.	N/A	-
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.	N/A	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 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.	Development of housing sites at land fronting Nash and Haine Roads with a balanced and vibrant community are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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.	N/A	-
8. and 9	N/A		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.	N/A	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT ++	Temporary/Permanent Direct ST/LT +	Development of housing sites at land fronting Nash and Haine Roads ensuring	It would be important for a future masterplanning process for this site to

SA Objective	Proposed Policy	No policy	HRA implications	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.	a sustainable pattern are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	consider how development, particularly at the edge of the site boundaries, in order to maximise the potential for achieving sustainable development patterns. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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.	Development of housing sites at land fronting Nash and Haine Roads conserving and enhancing the areas landscape are achievable without significant effects designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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.	N/A	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 attached to the proposed policy, which may inform TDC's ongoing air quality review and assessment programme.	Temporary/Permanent Direct ST/LT + The no policy option potentially limits the increase of vehicle journeys within the Districts Air Quality Management Area.	N/A	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.
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.	N/A	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 district and beyond, including road, rail and air.	Permanent Direct ST/LT + The provision of a highway improvements identified through further traffic studies 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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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.	N/A	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.	N/A	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 development management policies and NPPF.	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.	Development of housing sites at land fronting Nash and Haine Roads are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 are 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.	Development of housing sites at land fronting Nash and Haine Roads are achievable without significant effects on designated sites, assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
21.	N/A		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.	N/A	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				<ul style="list-style-type: none"> 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>	N/A	<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. 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> <p>With regards to the HRA implications to ensure there are no significant effects arising from the implementation of this policy as a result of increased recreational pressure on designated sites, the policy should state masterplanning will be informed by and address the implementation of Policy SP25 and the SPA mitigation strategy.</p>				

Policy 17: Policy SP18 – Type and Size of Dwellings

SA Objective	Proposed Policy	No policy	HRA implications	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 LT +</p> <p>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.</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>	N/A	<p>The need for affordable housing is high in Thanet meaning a sustainable supply is required.</p> <p>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.</p> <p>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.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Unknown?</p> <p>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 occur in rural areas away from existing facilities, this will result</p>	<p>Neutral 0</p> <p>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.</p>	N/A	<p>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.</p>

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	in affordable housing being located away from healthcare facilities.			Ensure for off-site and rural options that proximity to healthcare is still considered.
3.	N/A		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.	N/A	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.	N/A	Negative effects will occur when the growth in supply of affordable is reduced.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent LT + Policy adoption would be expected to address the recommendation regarding 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.	Permanent LT - If affordable housing was created off-site, there would be a risk of concentrating people from different socio-economic backgrounds in certain areas. This could bring about pockets of deprivation.	N/A	Sense of place is likely to be affected by design of individual developments. As such the amount and location of 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	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.		N/A	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	N/A	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 through reduced need to travel. The opposite will be true of development in more rural areas.		N/A	It is not possible to ascertain the pattern of development for the proposed policy.
12. To conserve and enhance the character and quality of the area's landscape and townscape	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.		N/A	Impacts on landscape and townscape can be reduced through sensitive

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
particularly associated with town centres and coastal areas.				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.		N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.	N/A	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.		N/A	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.
16.	N/A		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.	N/A	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	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.	N/A	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	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.		N/A	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 sustainably housing will be built in terms of operational standards, or use of best practice construction methods.		N/A	Ensure policy around new build properties encourages sustainable practices.
<p>Summary</p> <p>The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such housing sustainability is appropriately met through the adoption of policy SP18.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 18: Policy SP19 – Affordable Housing

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent, ST/LT + The proposed policy would maintain the status quo and deliver 30% affordable housing. 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.	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.	N/A	-
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.		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.	Neutral 0 None of the options alter the accessibility or provision of education facilities or educational attainment.		N/A	-
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.	N/A	-
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.	N/A	-
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. This could potentially result in less integration in new/existing communities.	N/A	-
7. and 8	N/A.		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 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.		N/A	-
10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse	Permanent LT + Mix of development will continue to include affordable housing, in line with local needs. Questions exist over whether this is enough.	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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
of materials from buildings, and encourage urban renaissance.	Not possible to predict effects on previously developed land or greenfield.	Not possible to predict effects on previously developed land or greenfield.		
11. To ensure that a sustainable pattern of development is pursued.	Unknown ? 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.		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.	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) or how landscape and townscape design / mitigation will be employed.		N/A	-
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.		N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.		N/A	-
15. to 21	N/A		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.		N/A	-
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.		N/A	-
<p>Summary</p> <p>The proposed policy adheres to the SHMA recommendations to ensure that the make-up of the market and affordable housing types and sizes is accounted for. Similarly developments resulting in a net loss will not be prohibited unless in exceptional circumstances. As such affordable housing provision is appropriately met through the adoption of the proposed policy.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 19: Policy SP20 – Development in the Countryside

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A		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.	N/A	-
10. To improve efficiency in land use through the re-use of previously developed land and	Permanent direct LT +	Permanent, direct LT --/?	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	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.	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.	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 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.	N/A	-
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.		N/A	-
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.		N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.		N/A	-
17. to 19	N/A		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.	N/A	-
21. to 23	N/A		N/A	N/A
<p>Summary</p> <p>The proposed policy is likely to have a beneficial effect on the majority of the SA objectives. Many of the potentially adverse effects associated with no policy option could be mitigated by other policies in the Local Plan, though in isolation are likely to be significantly adverse.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 20: Policy SP21 – Safeguarding the Identity of Thanet’s Settlements

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.	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 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.	N/A	-
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.	N/A	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.	N/A	-
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.		N/A	-
14.	N/A		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.		N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.		N/A	-
17. to 19	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	Permanent direct LT + The proposed policy actively enhances and develops new open space and wildlife habitats.	Permanent, direct LT - /? The no policy option will remove current protection and potentially result in damage to these areas.	N/A	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	N/A
Summary 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.				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
With regards to the HRA there are no likely significant effects.				

Policy 21: Policy SP22 – Protection and Enhancement of Thanet’s Historic Landscape

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 + The proposed policy has 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, direct LT - /? The no policy option has an adverse effect because without any form of protection development detrimental to townscape value	N/A	
7. and 8	N/A		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 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, direct LT - /? The no policy option has an adverse effect because without any form of protection development detrimental to townscape value	N/A	-
10. and 11	N/A		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 has the potential to have a positive impact on this objective by helping to protect and retain areas of townscape, landscape and seascape value that contribute to the environmental quality of Thanet.	Neutral 0 A no policy option would not alter the status quo.	N/A	-
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.	N/A	-
14. to 23	N/A		N/A	N/A
<p>Summary</p> <p>The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people’s satisfaction with where they live and cultural heritage features within those areas.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 22: Policy SP23 – Green Infrastructure

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		N/A	N/A
6. To create vibrant balanced communities where residents feel a	Permanent. Indirect. ST/LT +	Neutral 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	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.			
7. and 8	N/A		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.	N/A	
10. and 11	N/A		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.	N/A	
13. to 19	N/A		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 includes adequate open space, landscaping and provision of wildlife habitats.	Neutral 0 A no policy option would not alter the status quo.	N/A	
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 23: Policy SP24 – Biodiversity Enhancements

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7. and 8	N/A		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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	Improving public areas and the green areas will increase the likelihood of tourism.			
10. and 11	N/A		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.	N/A	-
13. to 18	N/A		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 development management policies and NPPF.	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 appositve 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.	N/A	-
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.	N/A	-
21. to 23	N/A.		N/A	N/A.
<p>Summary</p> <p>The proposed policy seeks to preserve an environmental aspect and as such commonly yield positivity on similar objectives. The no policy option largely yields negative impacts as by removing protection or having no support there is the potential for unrestricted development action which could be to the detriment of environmentally sensitive parameters. Biodiversity enhancements are clearly supportive of all of the SA objectives they relate to. Whilst focusing on species and habitats, the effects of the proposed policy are more wide reaching and affect many other aspects of the natural environment.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 24: Policy SP25 – Protection of European, SSSI and National Nature Reserves

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A.		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 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.	Neutral 0 A no policy option would not alter the status quo.	The policy would not result in significant effects to the natural, semi-natural and street scenes. However it could be strengthened to ensure importance of the quantum of development affecting designated sites is considered.	This policy should cross-refer to policies SP23 and SP27. In addition consideration should be given to amending the wording in the policy to emphasise the need to consider the importance of cumulative developments in affecting designated sites.
10. and 11	N/A.		N/A	N/A.
12. To conserve and enhance the character and quality of the area's landscape and townscape	Permanent, Direct, LT ++	Neutral 0 A no policy option would not alter the status quo.	The policy would not result in significant effects to the character and quality of landscape. However it could be	This policy should cross-refer to policies SP23 and SP27. In addition consider amending the wording in

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
particularly associated with town centres and coastal areas.	The proposed policy would help to maintain areas of nature conservation importance, which would aid in the conservation of wider coastal and rural landscapes.		strengthened to ensure importance of the quantum of development affecting designated sites is considered.	the policy to emphasise the need to consider the importance of cumulative developments in affecting the sites.
13. to 18	N/A.		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 development management policies and NPPF.	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.	The policy would not result in significant effects to coastal erosion, costal and fluvial flood risk. However it could be strengthened to ensure importance of the quantum of development affecting designated sites is considered.	This policy should cross-refer to policies SP23 and SP27. In addition consider amending the wording in the policy to emphasise the need to consider the importance of cumulative developments in affecting the sites.
20. To conserve and enhance biodiversity.	Permanent Direct LT ++ The proposed policy is inherently supportive of this objective. Policy support for green spaces and opens 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.	The policy would not result in significant effects on biodiversity. However it could be strengthened to ensure importance of the quantum of development affecting designated sites is considered.	This policy should cross-refer to policies SP23 and SP27. In addition consider amending the wording in the policy to emphasise the need to consider the importance of cumulative developments in affecting the sites.
21. to 23	N/A.			N/A.
<p>Summary</p> <p>The proposed policy is largely a reflection of existing legislation and will yield the most substantial environmental protection and sustainability. The protection of open spaces would yield environmental benefits. The proposed policy will be restrictive to infrastructure and housing as protecting environmental assets will mean developments upon such lands will most likely be prohibited and thus restricted to other areas of Thanet.</p> <p>With regards to the HRA assessment this is this principle protective policy for which all developmental policies refer to. Whilst there are no likely significant effects the policy should refer to SP27, in addition to SP23, as the requirements in both policies instil the principle of enhancement and protection of the natural environment.</p>				

Policy 25: Policy SP26 – Protection of Open Space

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A.		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.	N/A	-
7. and 8	N/A.		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.	N/A	-
10. and 11	N/A.		N/A	N/A.

SA Objective	Proposed Policy	No policy	HRA implications	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 ++ 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.	N/A	-
13. to 18	N/A.		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 development management policies and NPPF.	Permanent Direct LT + 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.	Unknown ? 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.	N/A	-
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.	N/A	-
21. to 23	N/A.		N/A	N/A.
<p>Summary</p> <p>The protection of open spaces would yield environmental benefits. However without mitigation and the implementation of other policies within the Local Plan, the proposed policy may be restrictive to infrastructure and housing.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 26: Policy SP27 – Provision of Accessible nature and Semi Natural Green Space, Parks Gardens and Recreation Grounds

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A.		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.	N/A	-
7. and 8	N/A.		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.	The policy would not result in significant effects on the natural, semi-natural and street scene. However it could be strengthened to encourage the integration of existing networks with new greenspace.	-Consideration should be given to amending this policy so as to encourage integrating the existing networks with proposed new greenspace.
10. and 11	N/A.		N/A	N/A.

SA Objective	Proposed Policy	No policy	HRA implications	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 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.	The policy would not result in significant effects on the landscape and townscape. However it could be strengthened to encourage the integration of existing networks with new greenspace.	Consideration should be given to amending this policy so as to encourage integrating the existing networks with proposed new greenspace.
13. to 18	N/A.		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 development management policies and NPPF.	Permanent LT + Certain types of green infrastructure and green space can provide protection from flooding. Encouraging their development will have appositve effects.	Unknown ? 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.	N/A	-
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.	The policy would not result in significant effects on biodiversity in the Local Plan area. However the policy could be strengthened to encourage the integration of existing networks with new greenspace.	Consideration should be given to amending this policy so as to encourage integrating the existing networks with proposed new greenspace.
21. to 23	N/A.		N/A	N/A.
<p>Summary</p> <p>The proposed policy seeks to promote an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives.</p> <p>With regards to the HRA there are no likely significant effects. However, the policy could be amended to ensure existing greenspace, green wedges and or the wider countryside and PRoW network are linked up to any new greenspace provision which arise from new developments.</p>				

Policy 27: Policy SP28 – Quality Development

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 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.	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.	N/A	-
7. and 8	N/A		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.	N/A	-
10. and 11	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	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. 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.	N/A	-
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.	N/A	-
14. to 23	N/A		N/A	N/A
<p>Summary</p> <p>The proposed policy specifies that all developments must be high quality and inclusive in design thus reduce a prominent impact of the local visual display and in fact enhance its appearance. Similarly the policy stipulates that any large developments or ones of national significance have to undergo a design review to ensure development quality does not impede the local area.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 28: Policy SP29 – Conservation and Enhancement of Thanet’s Historic Environment

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		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.	N/A	
6. and 7	N/A		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	N/A	-
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.	N/A	-
10.	N/A		N/A	N/A
11. To conserve and enhance the character and quality of the area's landscape and townscape	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 -/?	N/A	

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
particularly associated with town centres and coastal areas.	townscape value that contribute the quality of townscape.	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 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.	N/A	
13. to 23	N/A		N/A	N/A
<p>Summary</p> <p>The proposed policy is predicted as being likely to have positive effects on townscape and indirectly the role that areas of high value townscape has on the sense of place, people’s satisfaction with where they live and cultural heritage features within those areas. 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 29: Policy SP30 – Climate Change

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	The robust design of housing sites should incorporate climate change requirements whilst not being detrimental to viability.
2. to 6	N/A		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 retrofit projects to adapt to climate change.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
8. to 12	N/A		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.	N/A	Any refurbishment in line with climate change issues should be sympathetic to the historic environment.
14. to 18	N/A		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 development management policies and NPPF.	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.	N/A	-
20. to 23	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 30: Policy SP31 – Healthy and Inclusive Communities

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A		N/A	N/A
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.	N/A	-
3. and 4	N/A		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.	N/A	-
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 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.	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.	N/A	-
7. to 11	N/A		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.	N/A	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
13. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 31: Policy SP32 – Community Infrastructure

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A		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.	N/A	-
3.	N/A		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	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 ++ 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.	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 includes the safe guarding of open spaces for recreation 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.	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.	N/A	-
7. to 23			N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 32: Policy SP33 – Expansion of Primary and Secondary Schools

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. and 2			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; Direct ST/LT+ Through expanded current infrastructure wider opportunities can be provided for local education. By utilising existing infrastructure it would be easier to integrate night school at secondary schools to provide opportunities for locals to increase their skill set.	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.	N/A	-
4.	N/A		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.	N/A	-
6.	N/A		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.	N/A	-
8. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 33: Policy SP34 – Safe and Sustainable Travel

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A		N/A	N/A -
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Indirect. ST/LT. + 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	Neutral. 0. A no policy option will not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	traffic emissions and reliance upon vehicles, which would also benefit local health.			
3.	N/A		N/A	N/A
4. To increase public safety and reduce crime and fear of crime.	Permanent. Indirect. ST/LT. + Policy adoption could result in the provision of safe, secure and convenient transport access for all road users in new developments. Subsequently it would be possible to design out crime by creating safe appropriate developments.	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.	N/A	-
5. to 10	N/A		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.	N/A	-
12. and 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
17. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 34: Policy SP35 – Accessible Location

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A	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.	N/A	-
3.	N/A		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.	N/A	-
5. to 10	N/A		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 health of residents would improve due to the increased options of travel.	Neutral. 0. A no policy option will not alter the status quo.	N/A	-
12. and 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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 transport. This could link Thanet to the wider south east region by providing methods of transport to areas to previously poorly accessible regions.	Neutral. 0. A no policy option will not alter the status quo.	N/A	-
17. to 23	N/A		N/A	N/A
Summary				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 35: Policy SP36 – Transport Infrastructure

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
2. to 10	N/A		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.		N/A	-
12. and 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 + 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.	N/A	-
16. to 18	N/A		N/A	N/A
19. to 21	N/A		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.	N/A	-
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 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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	-
Summary				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.				
With regards to the HRA there are no likely significant effects.				

Policy 36: Policy SP37 – Connectivity

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 23	N/A		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.				
With regards to the HRA there are no likely significant effects.				

Policy 37: Policy SP38 – Strategic Road Network

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 23	N/A		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.				
With regards to the HRA there are no likely significant effects.				

Policy 38: Policy SP39 – New Rail Station

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	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 jobs in other towns along the HS1 route and also opportunities in the Thames Gateway and East and Central London. A new	Neutral. 0. A no policy option will not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	station could also provide a focus for further employment development if designed appropriately. 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.			
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.	Permanent. Indirect. ST/LT ++ 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.	Neutral. 0. A no policy option will not alter the status quo.	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 will create potential benefits, due to its proximity and potential for connectivity to the Airport. A new station would support 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	Neutral. 0. A no policy option will not alter the status quo.	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 -/? 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.	N/A	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	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. 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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	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 ? 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.	N/A	How future development respects and integrates with heritage and archaeological features will be addressed under other issues and policy options including NPPF.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 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. 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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	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, particularly for commuters from settlements outside of Ramsgate. 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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	-
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 ⁴⁸ . Potentially this could result in a significant effect.	Neutral. 0. A no policy option will not alter the status quo.	N/A	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 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.	N/A	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.

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

SA Objective	Proposed Policy	No policy	HRA implications	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 development management policies and NPPF.	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.	N/A	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 has the potential to have a positive or a negative effect. This is dependent upon where the development occur and also the type of development. However the proposed site is unlikely to have an effect on any locally designated sites.	Neutral. 0. A no policy option will not alter the status quo.	N/A	The effects of land allocation has been assessed as part of the site allocations process as detailed within this SA. For example it will be possible to assess potential effects upon this particular objectives through studying the Kent BAP.
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 (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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	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.
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 will not alter the status quo.	N/A	There are uncertainties associated with the proposed policy because there is insufficient detail regarding the proposed development to make a robust assessment.
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 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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	There are uncertainties associated with the proposed policy because there is insufficient detail to make a robust assessment at this stage.
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 39: Policy E01 – Retention of existing employment sites

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
2.	N/A		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.	N/A	-
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.	N/A	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	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.	N/A	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 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'.	N/A	-
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.	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 trickledown 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'	N/A	-
9. To protect and enhance the areas natural, semi-natural and street	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.		N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
scene to support the tourist 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 will retain already allocated sites for future employment redevelopment. This reduces dependency on additional, non-employment land, to satisfy demand	Permanent. Direct. ST/LT -/? 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.	N/A	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT + The majority of existing sties area located on key road routes on the edge of main urban areas in the District. 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.		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.	Neutral. 0. 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.		N/A	-
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 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.		N/A	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 areas where air quality (pollutant) levels exceed national standards.	Permanent. Indirect. ST/LT ? The proposed policy and no policy option 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.		N/A	Development management policy options will address the potential uncertainty. 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.	Permanent. Direct. ST/LT +/-? The majority of existing sties area located on key road routes on the edge of main urban areas in the District. 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.		N/A	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 district and beyond, including road, rail and air.	Permanent. Direct. ST/LT +/-? The majority of existing sties area located on key road routes on the edge of main urban areas in the District. 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		N/A	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		N/A	The significant adverse effect can be mitigated through wider waste management policy at the national and

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁴⁹ . Potentially this could result in a significant effect. 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.			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.	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. 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.		N/A	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 development management policies and NPPF.	Permanent. Direct. ST/LT + 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.		N/A	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 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.		N/A	-
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 no policy option have the potential to have both a positive and negative effect depending on where development occurs and the type of development.		N/A	-
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.		N/A	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 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.		N/A	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 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.</p>				

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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
With regards to the HRA there are no likely significant effects.				

Policy 40: Policy E02 – Home working

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 3	N/A.		N/A	N/A
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.	N/A	-
5.	N/A.		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 be 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.	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 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.	N/A	-
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.	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.	N/A	-
9. and 10	N/A		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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
12. and 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
17.	N/A		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.	N/A	
19. to 22	N/A		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 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).	Neutral. 0. A no policy option will not alter the status quo.	N/A	-
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 41: Policy E03 – Digital Infrastructure

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		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 improve access to services, particularly in new developments. But this cannot be assessed in detail until the location of new development is known. 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.	Neutral. 0. A no policy option will not alter the status quo.	N/A	Any uncertainties could be addressed by working with developers and providers to ensure people in deprived areas can access these facilities.
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 support the vibrancy and sense of place.	Neutral. 0. A no policy option will not alter the status quo.	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 +/-? 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.	N/A	-
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.	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.	N/A	-
9. and 10	N/A		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 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.	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. 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 will not alter the status quo.	N/A	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).

SA Objective	Proposed Policy	No policy	HRA implications	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 ? 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 will not alter the status quo.	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.	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 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
17.	N/A		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.	N/A	-
19.	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	Permanent. Indirect. ST/LT ? An uncertain effect is predicted because the physical manifestation of telecommunication infrastructure can	Neutral. 0. A no policy option will not alter the status quo.	N/A	Any potentially adverse effects of the infrastructure would be mitigated by NPPF policy and also possibly development management policies.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	sometimes be intrusive (e.g. impact on the habitats of protected species).			Any infrastructure works would also be subject to relevant legislation.
21.	N/A		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.	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 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.	N/A	-
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 42: Policy E04 – Primary and Secondary Frontages

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	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+ 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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.	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 commercial activity and provide a clear spatial strategy for towns.	Neutral. 0 A no policy option would not alter the status quo.	N/A	
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.	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+ 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.	N/A	-
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 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.	Neutral. 0 A no policy option would 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. 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.	N/A	-
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	Neutral. 0 A no policy option would not alter the status quo.	N/A	

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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 character and appeal for potential customers.			
14. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 43: Policy E05 – Sequential and Impact Test

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		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.	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 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.	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 +/- 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.	N/A	-
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.	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.	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 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	N/A	+

SA Objective	Proposed Policy	No policy	HRA implications	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.	N/A	-
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	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 ? 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?	N/A	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.	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.	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 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	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 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	Neutral. 0 A no policy option would not alter the status quo.	N/A	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)

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	exceeded within the life of the Plan. 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.			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. Indirect. ST/LT -/? 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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 development management policies and NPPF.	Permanent. Direct. ST/LT ? An uncertain effect is predicted for the proposed policy 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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 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.	N/A	-
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.	N/A	- 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.	N/A	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 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.	N/A	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				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.				
With regards to the HRA there are no likely significant effects.				

Policy 44: Policy E06 – District and Local Centres

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		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.	Permanent. Direct. ST/LT ? Without a site specific policy development could potentially occur anywhere, which could have positive or negative effects on access, particularly in deprived areas.	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 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.	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 +/-? Both the proposed policy and the no policy option have the potential to have a positive effect in terms of job creation.		N/A	-
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.	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).	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 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.	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 + 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.	N/A	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT +	Permanent, direct ST/LT ?	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.	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.		N/A	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).		N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.		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 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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 development to be located in or adjacent to residential areas.	N/A	-
17. To reduce waste generation and disposal and achieve the sustainable management of waste.	Permanent. Indirect. ST/LT -/? 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 Plan ⁵⁰ . 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.		N/A	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	Permanent. Indirect. ST/LT -/?		N/A	The uncertainties can be addressed by other policies in the Local Plan (e.g.

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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
challenges associated with climate change.	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.			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 development management policies and NPPF.	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.		N/A	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.		N/A	-
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.		N/A	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.		N/A	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.		N/A	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>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 45: Policy E07 – Serviced Tourist Accommodation

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.		N/A	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 ++ The proposed policy is likely to result in job creation 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.	N/A	-
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.	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.	N/A	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 ++ 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.	N/A	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.	N/A	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.		N/A	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	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.	N/A	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
particularly associated with town centres and coastal areas.				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.	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.		N/A	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.		N/A	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 district 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.		N/A	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 ⁵¹ . 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.	N/A	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.	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	Neutral. 0 A no policy option would not alter the status quo.	N/A	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).

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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	determined by the nature of the land use and the density of development.			
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.	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.	N/A	- 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.	N/A	-
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.	N/A	-
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.	N/A	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.	N/A	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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 46: Policy E08 – Self Catering Tourist Accommodation

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5			N/A	
6. To create vibrant balanced communities where residents feel a	Permanent. Indirect. ST/LT ?		N/A	The uncertain effects of the proposed policy could be mitigated by spatial policy and allocations taking into

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	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.			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 ++ The proposed policy is likely to result in job creation 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.	N/A	-
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.	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.	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 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.	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 ? 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.	N/A	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 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		N/A	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.	N/A	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.	N/A	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	HRA implications	Mitigation and enhancement measures
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.		N/A	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.		N/A	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 district 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.		N/A	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 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. 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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.	Permanent. Indirect. STT - / ? 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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 development management policies and NPPF.	Permanent. Direct. ST/LT ? The proposed policy has the potential to have both positive and negative effects depending on what 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.	N/A	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 A no policy option would not alter the status quo.	N/A	-

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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	The proposed policy could have an adverse or positive effect on ecology and BAP species, 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 ? 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.	N/A	-
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.	N/A	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 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.	N/A	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 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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 47: Policy E09 – Protection of Existing Tourist Accommodation

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 could result in an adverse effect, particularly if facilities become vacant, boarded up and occupy a prominent position within a coastal town or other settlement, whilst the owners seek to prove they are no longer 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	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	N/A	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	HRA implications	Mitigation and enhancement measures
	are not economically viable could be redeveloped and enhance regeneration of the local area and provide new facilities and services.			
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 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.	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.	N/A	-
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.	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.	N/A	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.	N/A	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.	N/A	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.		N/A	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 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.	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.	N/A	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	However there is a degree of uncertainty as to whether or not an adverse effect would occur.			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	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.		N/A	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.		N/A	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 district 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.		N/A	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 ⁵³ . 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.		N/A	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.	Permanent. Indirect. STT - / ? 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.		N/A	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	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 development occurs. However, because none of the options are spatial the significance of the effects cannot be predicted.		N/A	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.

⁵³ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
development management policies and NPPF.				
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ? 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.		N/A	-
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 or no policy option without more detail about the nature and the location of potential development.		N/A	-
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 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.		N/A	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 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.		N/A	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 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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 48: Policy E10 – Major Holiday Beaches

Policy 49: Policy E11 – Intermediate Beaches

Policy 50: Policy E12 – Undeveloped Beaches

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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	N/A	-
7. To provide access to employment opportunities for all sectors of society ensuring that	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	Permanent. Direct. ST/LT ? Without this policy the effects are uncertain because it would not influence whether or not a site or facility is	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
everyone who wants to work has the opportunity to secure appropriate paid employment.	Sands, Margate) and support their future role in the visitor economy.	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 industrial and 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.	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 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.	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 +/- 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.	N/A	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.		N/A	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.	N/A	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 feature that has an adverse effect on historic or architectural assets.	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	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.		N/A	Any development that could impact on the AQMA would require relevant assessments to be undertaken to support subsequent planning applications.

SA Objective	Proposed Policy	No policy	HRA implications	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. 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.		N/A	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 district 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.		N/A	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 ⁵⁴ . 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.		N/A	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.	Permanent. Indirect. STT - /? 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.		N/A	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 development management policies and NPPF.	Permanent. Direct. ST/LT ? 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.		N/A	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 ? 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.		N/A	-
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 effects of the proposed policy and the no policy option without more detail about the nature and the location of the development.		N/A	-
22. To reduce the global, social and environmental impact of consumption of resources by using	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.		N/A	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

⁵⁴ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
sustainably produced and local products.				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.		N/A	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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 51: Policy E13 – Language Schools

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	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 continue to contribute towards the local job market by allow 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.	N/A	-
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.	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.	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 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.	N/A	-
10. To improve efficiency in land use through the re-use of previously developed land and	Permanent. Indirect. ST/LT ?	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	The effects of the proposed policy are uncertain because, depending on the location of development it could have a positive or negative effect.			
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.	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 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.	N/A	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 ? 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.	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.		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 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.		N/A	-
16.	N/A		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. This is assessed against an existing trend of reducing landfill capacity within Kent which could be exceeded within the life of the Plan ⁵⁵ . 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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.	Permanent. Indirect. ST/LT +/-? 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	Neutral. 0 A no policy option would not alter the status quo.	N/A	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

⁵⁵ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.			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 development management policies and NPPF.	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 might occur.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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 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.	N/A	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.	N/A	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.	N/A	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 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.	N/A	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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 52: Policy E14 – Quex Park

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 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.	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.	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 + 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.	N/A	-
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.	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.	N/A	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.	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 +/- 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.	N/A	-
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.		N/A	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.		N/A	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.

SA Objective	Proposed Policy	No policy.	HRA implications	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 + 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 for tourism and leisure but not to the detriment of the heritage assts.	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.	N/A	How future developments on the site integrate with heritage and archaeological features will be addressed under development management and design policy options.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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).	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 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.	N/A	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 district 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.		N/A	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 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. 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.		N/A	The adverse effect can be mitigated through wider waste management policy at the national and county scales 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. Indirect. ST - / ? 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.		N/A	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 development management policies and NPPF.	Permanent. Direct. ST/LT ? 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.		N/A	Ensure that BAP are also selected in order to reduce the effects and mitigate any potential negative impacts upon the SA objective.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT++	Permanent. Direct. ST/LT++	N/A	-

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
	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.	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		
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.	N/A	-
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.		N/A	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.	N/A	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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 53: Policy E15 – New build development for economic development purposes in the rural area

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		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.		N/A	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral. 0 The proposed policy would not alter the status quo.	Permanent. Indirect. ST/LT -/? 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.	N/A	-
7. To provide access to employment opportunities for all	Permanent. Indirect. ST/LT +		N/A	Both options present an opportunity for TDC to work with future developers

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	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.			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 industrial and 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.	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 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.	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 +/-? 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.	N/A	-
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.	N/A	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.
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.	N/A	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.		N/A	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 areas where air quality (pollutant) levels exceed national standards.	Permanent. Direct. ST/LT 0 Both options are unlikely to alter the status quo.		N/A	Any development that could impact on the AQMA would require relevant

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
				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 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 rural economic development might result in adverse local traffic impacts.	N/A	There is a degree of uncertainty associated with both options because the site specific issues of potential rural economic development cannot be assessed.
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	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 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 rural economic development might result in adverse local traffic impacts	N/A	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.	Permanent. Indirect. ST -/? 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 Plan ⁵⁶ . Potentially this could result in a significant effect.		N/A	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
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.		N/A	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 development management policies and NPPF.	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.		N/A	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.		N/A	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.

⁵⁶ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy.	HRA implications	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 ? 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).		N/A	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 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.		N/A	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 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.		N/A	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>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'.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 54: Policy E16 – Conversion of rural buildings for economic development purposes

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 reutilisation of rural buildings would help enhance the community feel.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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).
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.	N/A	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	Permanent. Direct. ST/LT +	Permanent, direct ST/LT -	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
economic growth and encourage industrial and employment development at key sites within the District to support priority regeneration areas.	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.	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.	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 + 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??	N/A	-
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.	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 + 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.	N/A	-
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.	N/A	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent. Direct. ST/LT 0 Both options are unlikely to alter the status quo.		N/A	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 proposed policy would likely already be serviced by key facilities and infrastructure due to utilisation of existing rural properties.	Permanent, direct ST/LT - No policy option might move key facilities, services and employment opportunities further away from residential areas and so would require further transport provisions	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	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 by	Neutral. 0 A no policy option would not alter the status quo.	N/A	The adverse effect can be mitigated through wider waste management policy at the national and county scales (e.g. EU Landfill Directive targets, the

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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 ⁵⁷ . Potentially this could result in a significant effect.			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.	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?!?	N/A	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 development management policies and NPPF.	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.	N/A	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?	N/A	- 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.	N/A	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.	N/A	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	Permanent. Direct, Indirect. ST/LT -/? There is the potential for an adverse effect from the proposed policy because an increase in development could	Neutral. 0 A no policy option would not alter the status quo.	N/A	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

⁵⁷ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
generated from renewable sources in the area.	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.			should be designed and contribute towards reducing GHG emissions).
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 55: Policy E17 – Farm Diversification

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		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.		N/A	-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral. 0 The proposed policy would not alter the status quo.	Permanent. Indirect. ST/LT -/? 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.	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 + 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.		N/A	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 industrial and 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.	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 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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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.	N/A	-
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.	N/A	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.	N/A	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, it scale and design it might affect designated heritage features and archaeology.		N/A	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 areas where air quality (pollutant) levels exceed national standards.	Neutral 0 Both options are unlikely to alter the status quo.		N/A	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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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	N/A	-
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		N/A	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

SA Objective	Proposed Policy	No policy	HRA implications	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 ⁵⁸ . Potentially this could result in a significant effect.			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 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.		N/A	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 development management policies and NPPF.	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.		N/A	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.		N/A	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 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).		N/A	. 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. 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.		N/A	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.		N/A	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				

⁵⁸ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<p>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'.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 56: Policy E18 – Best and Most Versatile Agricultural Land

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 6	N/A		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.	N/A	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 industrial and 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.	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 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.		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 ++ The proposed policy will have a benefit as it would directly prevent development on greenfield / agricultural land.	Permanent. Indirect. STT -/? The no policy option might, indirectly contribute towards development on greenfield sites.	N/A	-
11.	N/A		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.	N/A	. 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	Permanent. Direct. ST/LT ?		N/A	How future development respects and integrates with heritage and

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
archaeological or architectural importance, and their settings.	The effects of both the proposed policy and no policy option are uncertain because depending on where development occurs, it scale and design it might affect designated heritage features and archaeology.			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	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 uncertain because by removing the policy protection any resulting development could reduce GHG emissions (e.g. renewable energy development) or increase it.		N/A	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 development management policies and NPPF.	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.	N/A	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.	N/A	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).		N/A	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 resources. However, the extents of these effects are uncertain because the type and scale of development is not specified.		N/A	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.	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 57: Policy E19 – Agricultural Related Development

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
2. to 4	N/A		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 settlements making them easier to access.	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 on access, particularly in deprived areas.	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 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.	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 + 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.	N/A	-
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.	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.	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 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.		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 ? 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.		N/A	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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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 ? 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.		N/A	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).		N/A	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.	N/A		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 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
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 ⁵⁹ . 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.		N/A	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.	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.		N/A	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 development management policies and NPPF.	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.		N/A	The requirements of the NPPF and would be applied to any forthcoming planning applications which would also help to mitigate any adverse effects.

⁵⁹ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	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.		N/A	-
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.		N/A	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 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.		N/A	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 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.		N/A	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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 58: Policy H01 – Housing Development

Policy 59: Policy H02A – Land on west side of Old Haine Road, Ramsgate.

Policy 60: Policy H02B – Land fronting Nash Road and Manston Road

Policy 61: Policy H02C – Land fronting Park Lane, Birchington

Policy 62: Policy H02D – Land south of Brooke Avenue Garlinge

Policy 63: Policy H02E – land at Haine Road and Spratling Street, Ramsgate

Policy 64: Policy H02F – Land south of Canterbury Road East, Ramsgate

Policy 65: Policy H02G - Land at Melbourne Avenue, Ramsgate.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an	Permanent. Direct. ST/LT++/?	Neutral. 0 A no policy option would not alter the status quo.	Policy H02C	Policy H02C – Land fronting Park Lane, Birchington, and Policy H02G –

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
appropriate mix of types and tenures to reflect demand and need.	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.		The allocation of up to 90 dwellings at land fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H02G The allocation of up to 49 dwellings at Land at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Land at Melbourne Avenue, Ramsgate, should make reference to policy SP25 in order to protect European sites from recreational pressure as a result of development.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	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.	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. 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.	N/A	-
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.	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++/? 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 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
6. To create vibrant balanced communities where residents feel a	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative	Neutral. 0 A no policy option would not alter the status quo.	Policy H02C The creation of balanced and vibrant communities within the land allocated	Policy H02C – Land fronting Park Lane, Birchington, and Policy H02G – Land at Melbourne Avenue, Ramsgate,

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	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.		fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H02G The creation of balanced and vibrant communities within the land allocated at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	should make reference to policy SP25 in order to protect European sites from recreational pressure as a result of development.
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 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.	N/A	-
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.	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.	Policy H02C The creation of sustainable developments at land allocated fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H02G The creation sustainable developments at land allocated at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Policy H02C – Land fronting Park Lane, Birchington, and Policy H02G – Land at Melbourne Avenue, Ramsgate, should make reference to policy SP25 in order to protect European sites from recreational pressure as a result of development.
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.	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++/? 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.	N/A	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT++/?	Neutral. 0	Policy H02C	Policy H02C – Land fronting Park Lane, Birchington, and Policy H02G –

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.	A no policy option would not alter the status quo.	The creation of a sustainable pattern of development at land allocated fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H02G The creation of a sustainable pattern of development at land allocated at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Land at Melbourne Avenue, Ramsgate, should make reference to policy SP25 in order to protect European sites from recreational pressure as a result 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++/? 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.	Policy H02C To conserve and enhance the character of the area's landscape at land allocated fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H02G To conserve and enhance the character of the area's landscape at land allocated at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Policy H02C – Land fronting Park Lane, Birchington, and Policy H02G – Land at Melbourne Avenue, Ramsgate, should make reference to policy SP25 in order to protect European sites from recreational pressure as a result of development.
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.	N/A	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 maximise alternative forms of transport where feasible.	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).	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++ 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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
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.	N/A	-
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.	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 development management policies and NPPF.	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.	N/A	
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.	N/A	The proposed policies include 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++/? 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.	N/A	-
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 proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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++/? 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.	N/A	-
<p>Summary</p> <p>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.</p> <p>With regards to the HRA, polices H02C and H02G need to include a cross-reference to Policy SP25 and the SPA mitigation strategy, demonstrating how these are being met in order to protect European sites from recreational space.</p>				

Policy 66: Policy H03 – Cliftonville West and Margate central

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that housing developments in Cliftonville 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 as details 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	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
2. to 5	N/A		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.	N/A	-
7. to 11	N/A		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 compatible with size, form, historic character and scale of the local environment and as such the local townscape will be suitably conserved and enhanced.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
13. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p>				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
With regards to the HRA there are no likely significant effects.				

Policy 67: Policy H04 – Housing at Rural Settlements

Policy 68: Policy H04A – Land at Tothill Street, Minster

Policy 69: Policy H04B – Land at Manor Road, St Nicholas at Wade

Policy 70: Policy H04C – Land at 71-75 Monkton Street, Monkton

Policy 71: Policy H04D – Land at Walter’s Hall Farm, Monkton

Policy 72: Policy H04E – Land south side of A253, Cliffsend

Policy 73: Policy H04F – Land north of Cottington Road, Cliffsend

Policy 74: Policy H04G – Land south side of Cottington Road, Cliffsend

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
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.	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. Direct. ST/LT+/? With the proposed policy, developments are less likely to have an adverse effect on existing capacity with the education system.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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. 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.	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 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.	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++/? 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.	N/A	-
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.	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.	N/A	-
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.	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++ /? 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. 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.	N/A	-
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT+ /? Policy adoption would ensure that housing developments in rural areas adhered to the provisions of policy H01. By focussing new rural development close to / or within existing settlements it will be easier for new development to take advantage of existing physical and social infrastructure.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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+ /? Indirectly this policy supports this objective by ensuring that rural developments respect the landscape and built environment characteristics of rural settlements. Developments will 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 maximise alternative forms of transport where feasible.	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).	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+ 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.	Permanent. Direct LT -/? 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	scale of impact is unknown as details of proposed developments are unknown at this stage.			
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 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.	N/A	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 development management policies and NPPF.	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.	N/A	-
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.	N/A	-
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.	N/A	-
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 proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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.	N/A	-
<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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 75: Policy H05 – Rural Housing Need

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent LT + The proposed policy is likely to free up more land for affordable homes. The 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.	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	N/A	-
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.	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.	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.	N/A	-
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 create pockets of deprivation which could raise crime levels.	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.	N/A	-
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 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. If this policy results in increased supply of affordable housing, it may have a positive effect on lifting people out of deprivation.	Permanent LT - 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.	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 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.	Permanent LT - 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.	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 ST + The proposed policy could result in an increase in house building which could in turn result in more construction employment opportunities.	Permanent ST + 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.	N/A	-
8.	N/A		N/A	N/A
9. To protect and enhance the areas natural, semi-natural and street	Permanent LT -/?	Unknown ?	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
scene to support the tourist economy.	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.	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.	N/A	-
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 and to local services and their relationship to the rural settlement and landscape. Thus sustainable development will be pursued.	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 reduced need to travel. The opposite will be true of development in more rural areas.	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 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.	N/A	-
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.		N/A	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	-
15. and 16	N/A		N/A	N/A
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.	N/A	-
18. To ensure development within the District responds to the	Permanent ST/LT - If the proposed policy has the effect of increasing housing building there will be a short term marginal increase in	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
challenges associated with climate change.	carbon emissions from construction. There will also be a longer term increase in carbon emissions from heating, lighting etc. from new residents.			
19.	N/A		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.	N/A	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	N/A
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.		N/A	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.		N/A	Ensure policy around new build properties encourages sustainable practices.
<p>Summary.</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 76: Policy H06 – New agricultural dwellings

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
2. to 4	N/A		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 settlements making them easier to access.	Permanent. Direct. ST/LT ? 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.	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 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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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 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.	N/A	-
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.	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.	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 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.		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 ? 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.		N/A	-
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.	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 ? 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.		N/A	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).		N/A	. 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.	N/A		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.	N/A	-
16. To develop key sustainable transport links between Thanet and	Permanent. Direct. ST/LT +	Permanent. Direct. ST/LT ?	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
the wider Kent district and beyond, including road, rail and air.	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.	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 ⁶⁰ . 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.		N/A	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.	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.		N/A	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 development management policies and NPPF.	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.		N/A	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.		N/A	-
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.		N/A	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 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.		N/A	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.		N/A	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

⁶⁰ Based on data on landfill capacity in Kent from the Environment Agency.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				should be designed and contribute towards reducing GHG emissions).
<p>Summary</p> <p>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 an 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 77: Policy H07 – Care and Supported Housing

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent Direct ST/LT + Policy support would actively support developments that contain care or supported housing. Such support would 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.	Unknown ? 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.	N/A	-
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.	N/A	-
3. and 4	N/A		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 as the policy support would not benefit all areas of society but would significantly aid certain vulnerable categories.	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	N/A	-
6.	N/A		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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
8. to 10	N/A		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.	N/A	-
12. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 78: Policy H08 – Accessible Homes

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent Direct ST/LT ++ 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.	Unknown? 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.	N/A	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Unknown ? Policy support for increasing accessible homes has an unknown impact on access and maintenance of appropriate healthcare provisions	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
3. and 4	N/A		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 reduce 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 location s with	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
		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	N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent; Direct ST/LT + The opportunity to grow housing developments whereby to 20% are built to meet the Lifetime Homes standards would increase Thanet's sustainability by providing housing longevity.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
12. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 79: Policy H09 – Non self-contained residential accommodation

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	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 stage as spatial information is not available	Neutral. 0 A no policy option would not alter the status quo.	N/A	The proposed policy should consider proximity to key facilities including healthcare. This should be a consideration in any proposed policy. This is particularly the case for affordable housing and family homes which may house children or the elderly.
3.	N/A		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.	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 ? 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	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	and poor living conditions to 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.			
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, indirect LT ? The proposed policy could potentially result in HMO integration in certain 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
7. and 8	N/A.		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.	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 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.	N/A	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.
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.	N/A	-
12.	N/A.		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.	N/A	All of the potentially adverse effects will be mitigated by other policies in the Local Plan.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 air quality in the short to medium term. Conversely, in	Neutral. 0 A no policy option would not alter the status quo.	N/A	Short term air quality effects will be mitigated by other policies in the Local Plan.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.	Permanent, indirect ST/LT +/-? 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent, indirect ST/LT +/-? 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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.	N/A	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.	N/A	-
19. to 21	N/A		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.	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 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.	N/A	-
<p>Summary</p> <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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 80: Policy H10 – Accommodation for Gypsy and Travelling Communities

SA Objective	Proposed Policy	No policy	HRA implications	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.	Neutral 0 Both options are unlikely to alter the status quo.		N/A	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	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.	Permanent, direct LT -/? A no policy option would allow developments to occur in any location without consideration for the impacts upon the objective.	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, direct LT +/? The proposed policy will make a positive contribute towards this objective by requiring consideration of access to educational facilities. Developments will not be allowed to impede the existing quality of services and must also have reasonable access to key facilities.	Permanent, direct LT -/? A no policy option would allow developments to occur in any location without consideration for the impacts upon the objective. A no policy option has the potential to allow population growth in areas that are cannot cope with increased population demands upon services such as education.	N/A	-
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Both options are unlikely to alter the status quo.		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 +/? 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.	N/A	-
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.	N/A	-
7. to 10	N/A		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 would allow developments to occur in any location without consideration for the impacts upon the objective.	N/A	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 would be in place to ensure sustainability.
12. to 14	N/A		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 +/? This option will make a positive contribute towards this objective by requiring consideration of access to transport infrastructure.	Permanent, direct LT -/? A no policy option would allow developments to occur in any location without consideration for the impacts upon the objective.	N/A	-
16. To develop key sustainable transport links between Thanet and	Permanent, direct LT +	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
the wider Kent district and beyond, including road, rail and air.	Allocating based on set site criteria allow the sites to be selected according to access to nearby key facilities and connecting public transport.			
17. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 81: Policy H11 – Residential use of empty property

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent. Direct. ST/LT+ 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.	Neutral. 0 A no policy option would not alter the status quo.	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 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.	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. 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.	N/A	-
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	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.			
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.	N/A	-
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 or 'tired' properties thus increasing a local sense of pride and belonging.	Neutral. 0 A no policy option would not alter the status quo.	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+ 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.	N/A	-
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.	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.	N/A	-
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	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	properties and not regarding new large scale developments for example which would create a larger impact.			
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.	N/A	-
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.	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+ 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.	N/A	-
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 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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)	N/A	-
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities	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.	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	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
without reliance on private vehicles.	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.	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 district 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.	N/A	-
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.	N/A	-
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.	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 development management policies and NPPF.	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.	N/A	-
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 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 biodiversity and natural assets across the UK.	N/A	-
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	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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	will most likely concern the utilisation of small vacant developments as opposed to a large scale development.			
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 developments as opposed to a large scale development.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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.	N/A	-
<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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 82: Policy H12 – Retention of existing housing stock

SA Objective	Proposed Policy	No policy	HRA implications	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.	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 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.	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 new developments could destroy and bulldoze existing housing stock. However the impacts are questionable as future development plans are not yet known.	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 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.	N/A	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	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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
necessary to ensure year round employment.				
4. To increase public safety and reduce crime and fear of crime.	Unknown? 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.	Neutral. 0 A no policy option would not alter the status quo.	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+ 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.	N/A	-
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.	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.	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.	N/A	-
8.	N/A		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.	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+ Policy adoption would safeguard existing housing developments which would constitute efficient land use by preventing the creation of new 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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	Neutral. 0 A no policy option would not alter the status quo.	N/A	Under policy support all other policies must be accounted for and not undermined thus the SA objective

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.			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.	N/A	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.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown? 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.	Permanent. Direct LT -/? 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.	N/A	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 areas where air quality (pollutant) levels exceed national standards.	N/A		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+/? 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.	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 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.	N/A	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 district and beyond, including road, rail and air.	Permanent. Indirect. ST/LT+/? Policy adoption would ensure that existing housing is safeguarded unless one or more of the policy clauses were 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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 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.
17. to 19	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	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	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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.			
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.	N/A	-
22. and 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 83: Policy GI01 – Locally Designated Wildlife Sites

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A		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 ++ 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.	N/A	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.	N/A	-
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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
12. to 19	N/A		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.	N/A	-
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 84: Policy GI02 – Regionally Important Geological Sites (RIGS)

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A		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 assets that attract visitors both in the long term and short term.	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.	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 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.	N/A	-
11.	N/A		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.	N/A	-
13. to 19	N/A		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 manages natural assets and sensitive areas and as such the addition of a new policy would only strengthen existing practices.	N/A	-
21. to 23	N/A		N/A	N/A
<p>Summary</p>				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<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>With regards to the HRA there are no likely significant effects.</p>				

Policy 85: Policy GI03 – Protected Species and other significant species

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A		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 polices wildlife protection does exist.	N/A	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 buildings, and encourage urban renaissance.	Permanent Indirect ST/LT + Through a combined wildlife and protected species policy, positive urban regeneration can be encouraged, through encouraging reutilisation of current infrastructure away from green assets.	Unknown? Protected species are legally protected and would be unaffected even without planning policy. However, indirectly, by not protecting locally designated sites this option might contribute towards the unsustainable land use (i.e. green field developments).	N/A	
11. To ensure that a sustainable pattern of development is pursued.	Permanent, Direct ST/LT + 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.	Neutral. 0 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.	N/A	-
12. to 19	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	Permanent; direct ST/LT ++ 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.	Neutral. 0 A no policy option would have a neutral impact. Existing legislation would protect wildfire and protected species.	N/A	
21. to 23	N/A		N/A	N/A
<p>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.</p>				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
With regards to the HRA there are no likely significant effects.				

Policy 86: Policy GI04 – Amenity Green Space and Equipped Play Areas.

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7. and 8	N/A		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.	N/A	-
10. and 11	N/A		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 the proposed policy 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.	N/A	-
13. to 19	N/A		N/A	N/A
20. 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?	N/A	-
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 87: Policy GI05 – Protection of Playing Fields and Outdoor Sports Facilities

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 established through using the medium of sport and physical recreation.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	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 Both options are unlikely to alter the status quo.		N/A	-
8. and 9	N/A		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.	N/A	-
11. to 19	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	Neutral 0 Both options are unlikely to alter the status quo.		N/A	-
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 88: Policy GI06 – Landscape and Green Infrastructure

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7. and 8	N/A		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.	N/A	-
10. and 11	N/A		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.	N/A	-
13. to 19	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
20. To conserve and enhance biodiversity.	Permanent, Indirect, ST/LT + Indirectly all of these options will add to and support and enhance biodiversity.	Permanent, Direct, ST/LT - Without provisions for green infrastructure biodiversity would not be enhanced with new developments and this could lead to a reduction in habitat quality and connectivity.	N/A	-
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 89: Policy GI07 – Jackey Bakers

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 ++ Allowing the utilisation of the sports complex for the wider community will increase social interactions and opportunities to mix with others. As such an increased sense of place and community feel could be established through using the medium of sport as a tool of meeting people.	Neutral. 0. A no policy option would not have an effect either way. It would create a business as usual approach and as such the sports complex would not hinder nor enhance social aspects of the district.	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 provides for a potential increase in the facilities of the sports complex, which would require staffing, and potential ancillary developments could yield employment opportunities for local residents.	Neutral. 0 A no policy option would not alter the status quo.	N/A	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 favoured due to its opportunity to create local jobs.
8. and 9	N/A		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. .	N/A	
11. to 19	N/A		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.	N/A	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	N/A
Summary				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<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>With regards to the HRA there are no likely significant effects.</p>				

Policy 90: Policy QD01 – General Design Principles

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
2. to 5	N/A		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.	N/A	-
7. to 10	N/A		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 contribute towards implementing compatible land uses.	Neutral. 0 A no policy option would 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 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.	N/A	-
13. to 17	N/A		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.	N/A	-
19. to 22	N/A		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.	N/A	-
Summary				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<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>With regards to the HRA there are no likely significant effects.</p>				

Policy 91: Policy QD02 – Living Conditions

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7. and 8	N/A		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 will have indirect benefits for the visitor and tourist economy.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
10. and 11	N/A		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.	N/A	-
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.	N/A	-
14. to 16	N/A		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 necessary space for refuse disposal in new developments.	Permanent, direct ST/LT - No policy option could encourage developments that do not provide space for refuse disposal, or for the adequate separation of waste.	N/A	-
18. to 23	N/A		N/A	N/A
Summary				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 92: Policy QD03 - Advertisements

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7. to 11	N/A		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, 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.	N/A	-
13. to 23			N/A	
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 93: Policy QD04 - Telecommunications

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 4	N/A		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.	N/A	The uncertainties could be addressed by working with developers and providers to ensure people in deprived areas can access these facilities.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT +/-?	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	If this infrastructure means that people can work and live in the same area this option could contribute towards support the vibrancy 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 +/-? 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.	N/A	-
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.	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.	N/A	-
9. and 10	N/A		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 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.	Neutral. 0 A no policy option would 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. 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.	N/A	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.	N/A	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 areas where air quality (pollutant) levels exceed national standards.	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.	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 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 would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
17.	N/A		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.	N/A	-
19.	N/A		N/A	N/A
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 would not alter the status quo.	N/A	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	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.	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 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.	N/A	-
<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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 94: Policy HE01 - Archaeology

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7.	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.	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.	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 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.	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 ? 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.		N/A	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	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.	N/A	-
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 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 the scale of 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.	N/A	-
14. to 21	N/A		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.	N/A	-
23. To increase energy efficiency and the proportion of energy	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	Permanent. Direct. ST/LT ?	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
generated from renewable sources in the area.	energy efficiency and renewable energy within the options.	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.		
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 95: Policy HE02 – Development in Conservation Areas

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7.	N/A		N/A	N/A
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.	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.	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 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.	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 ? 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.		N/A	-
11.	N/A		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.	N/A	-
13. To preserve and enhance sites, features and areas of historic	Permanent. Direct. ST/LT ++	Permanent. Indirect. ST/LT ?	N/A	

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
archaeological or architectural importance, and their settings.	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 areas of historic archaeological or architectural importance.	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	N/A
<p>Summary</p> <p>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).</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 96: Policy HE03 – Local Heritage Assets

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7.	N/A		N/A	N/A
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.	Permanent. Indirect. ST/LT + 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.	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.	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 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.	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 ? 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.		N/A	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	N/A

SA Objective	Proposed Policy	No policy	HRA implications	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.	N/A	-
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.	N/A	-
14. to 21	N/A		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.	N/A	-
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.		N/A	-
<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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 97: Policy HE04 – Historic Parks and Gardens

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7.	N/A		N/A	N/A
8. To ensure the sustainable development of the proposed economic growth and encourage industrial and employment	Permanent. Indirect. ST/LT + The proposed policy will have positive impacts as by preserving conservation areas and listed assets sustainable	Permanent. Indirect. ST/LT ?	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
development at key sites within the 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.	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. 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.	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 ? 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.		N/A	-
11. To ensure that a sustainable pattern of development is pursued.	N/A		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.	N/A	-
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.	N/A	-
14. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 98: Policy HE05 – Works to a heritage asset to address climate change

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		N/A	N/A
6. To create vibrant balanced communities where residents feel a	Permanent; Indirect ST/LT + The proposed policy will provide protection and guidance for heritage assets. Indirectly the options will help to	Permanent. Indirect. ST/LT ?	N/A	-

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
'sense of place' and individual contribution is valued.	support sense of place locally by ensuring that local assets are protected which contribute to the local atmosphere.	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	N/A
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.	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.	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 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.	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 ? 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.		N/A	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	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.	N/A	-
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.	N/A	-
14. to 21	N/A	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.	N/A	

SA Objective	Proposed Policy	No policy.	HRA implications	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.		N/A	-
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 99: Policy CC01 – Fluvial and Tidal Flooding

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
2. to 10	N/A		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.	N/A	-
12. to 18	N/A		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 development management policies and NPPF.	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.	N/A	-
20. to 23	N/A		N/A	N/A
<p>Summary</p> <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> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 100: Policy CC02 – Surface Water Management

SA Objective	Proposed Policy	No policy	HRA implications	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.	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 run-off.	There are no significant effects on providing a sustainable supply of housing. However, the policy could be strengthened to require new developments on greenfield sites to maintain greenfield levels of run-off.	Consideration should be given to amending this policy so as to require new developments on greenfield sites to maintain greenfield run-off rates through use of SUDS.
2. to 10	N/A		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.	There are no significant effects on ensuring a sustainable pattern of development. However, the policy could be strengthened to require new developments on greenfield sites to maintain greenfield levels of run-off.	Consideration should be given to amending this policy so as to require new developments on greenfield sites to maintain greenfield run-off rates through use of SUDS.
12. to 18	N/A		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 development management policies and NPPF.	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.	There are no significant effects ensuring the appropriate developmental controls are in place to manage the risks of coastal erosion, coastal and fluvial flood risk. However, the policy could be strengthened to require new developments on greenfield sites to maintain greenfield levels of run-off.	Consideration should be given to amending this policy so as to require new developments on greenfield sites to maintain greenfield run-off rates through use of SUDS.
20. to 23	N/A		N/A	N/A
<p>Summary</p> <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 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.</p> <p>With regards to the HRA there are no likely significant effects. However the policy could be strengthened to include the requirement for new developments on greenfield land to maintain the greenfield run-off levels through the use of SUDS.</p>				

Policy 101: Policy CC03 – Coastal Development

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	The policy, which may limit developments within 40 metres of the coast, could result in adverse effects on European protected sites.	-An additional specific criteria should be included in the policy stating coastal development will not adversely affect the interest features of any designated nature conservation sites.
2. to 10	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.	The policy promotes a sustainable pattern of development in coastal areas. However, it may result in adverse effects on European protected sites.	- An additional specific criteria should be included in the policy stating coastal development will not adversely affect the interest features of any designated nature conservation sites.
12. to 18	N/A		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 development management policies and NPPF.	Permanent, direct LT ++ The proposed policy will enhance provisions with regards to the management of coastal flooding and coastal erosion. This would protect various land uses from the effects of coastal change.	Permanent, direct LT- No policy option would allow developments to take place without appropriate measures to manage coastal flooding and coastal erosion.	N/A	N/A
20. to 23	N/A		N/A	N/A
<p>Summary</p> <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, 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.</p> <p>With regards to the HRA, the policy should be strengthened to include potential effects on European protected sites as a specific criteria requiring consideration. For example, stating coastal development will not adversely affect the interest features of any designated nature conservation sites.</p>				

Policy 102: Policy CC04 – Sustainable Design

SA Objective	Proposed Policy	No policy.	HRA implications	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.	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.	N/A	-
2. to 9	N/A		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 LT ++ The proposed policy supports property redevelopment and re-use as well as the 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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.		N/A	-
12. and 13	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	-
15. and 16	N/A		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.	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.	N/A	-
19. to 21	N/A.		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.	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 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.	N/A	-
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 103: Policy CC05 – Renewable energy installations

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. To provide a sustainable supply of housing including an appropriate	Unknown ? The policy option is not likely to have an effect on housing, though the degree to which solar photo-voltaic	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
mix of types and tenures to reflect demand and need.	panels are incorporated in to residential developments may have a positive contribution.			
2. to 6	N/A		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.	N/A	-
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.	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.	N/A	-
9. and 10	N/A.		N/A	N/A.
11. To ensure that a sustainable pattern of development is pursued.	Neutral 0 None of these options are spatial therefore a neutral effect is predicted.	Neutral. 0 A no policy option would 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 LT + The proposed policy includes measures to limit the impact on landscape.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
13.	N/A.		N/A	N/A.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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	N/A	-
15. to 17			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 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	N/A	-
19. to 21	N/A.		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.	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 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.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 104: Policy CC06 – District Heating

SA Objective	Proposed Policy	No policy	HRA implications	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.	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	N/A	-
2. to 6	N/A		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.	N/A	-
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.	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.	N/A	-
9. and 10	N/A		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.		N/A	-
12. and 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 LT - No policy option would encourage use of less efficient individual heating schemes, which could rely on fossil fuels that would worsen air quality	N/A	-
15. to 17	N/A		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.	N/A	-
19. to 21	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent, indirect LT – Not promoting district heating schemes would encourage less efficient and less sustainable heating schemes.	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 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	N/A	-
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 105: Policy CC07 – Solar Parks

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 7	N/A.		N/A	N/A.
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.	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.	N/A	-
9. to 11	N/A.		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 includes measures to limit the impact on landscape, visual amenity etc.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
13.	N/A.		N/A	N/A.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	-
15. to 17	N/A.		N/A	N/A.
18. To ensure development within the District responds to the	Permanent direct LT ++	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
challenges associated with climate change.	The proposed policy will make a significant contribution towards achieving this objective by promoting the installation of low carbon and renewable energy.			
19.	N/A.		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.	N/A	-
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.	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 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.	N/A	-
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 106: Policy CC08 - Richborough

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 6	N/A.		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 renewable energy.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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.	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.	N/A	-
9. to 13	N/A.		N/A	N/A.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent, direct LT + The proposed policy will contribute towards improving air quality by helping to reduce reliance on fossil fuel derived	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	energy sources that are the source of atmospheric pollutants such as NO ₂ .			
15. to 17	N/A.		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.	N/A	-
19.	N/A.		N/A	N/A.
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.	N/A	-
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.	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 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.	N/A	-
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 107: Policy SE01 – Potentially Polluting Development

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	N/A	-
15. to 19	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 detrimental effect on the status and condition of designated wild life sites such as SSSIs, SACs and SPAs.	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. 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.	N/A	-
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.	N/A	-
22. and 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 108: Policy SE02 – Landfill Sites and Unstable Land

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 9	N/A		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/ + 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	Neutral. 0 A no policy option would not alter the status quo.	N/A	
11. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 109: Policy SE03 – Contaminated Land

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 9	N/A		N/A	N/A
10. To improve efficiency in land use through the re-use of previously developed land and	Permanent indirect LT +	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

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 potentially contaminated previously developed land to be used for development			
11. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 110: Policy SE04 – Ground Water Protection

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 10	N/A		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.	N/A	-
12. to 19	NA		N/A	
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.	N/A	-
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 potentially polluting activities/developments.	Permanent, indirect ST/LT -/? Without policy adoption there is a risk that development could occur that indirectly exacerbates groundwater problems.	N/A	-
22. and 23	NA		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 111: Policy SE05 – Air Quality

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent direct LT ++ The proposed policy will have a significant beneficial effect on air quality particularly where future development	Permanent, indirect ST - Without policy control there is a risk that development could occur that indirectly exacerbates air quality	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	might otherwise have detrimental effect by providing planning policy controls.	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 accessible to support the use of public transport, walking and cycling.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
16. to 19	N/A		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.	N/A	-
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 112: Policy SE06 – Noise Pollution

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 6	N/A		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.	N/A	-
8. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 113: Policy SE07 – Noise Action Plan Important Areas

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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 ensure that that communities and residential amenity is protected from unacceptable noise.	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.	N/A	-
7. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 114: Policy SE08 – Aircraft Noise

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
2. to 5	N/A		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.	N/A	-
7. to 23	N/A		N/A	N/A
<p>Summary</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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 115: Policy SE09 – Aircraft Noise and Residential Development

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	N/A	-
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 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.	N/A	-
7. 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 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.	N/A	-
12. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 116: Policy SE10 – Light Pollution

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 11	N/A		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.	N/A	-
13. to 19	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT +	Permanent, Direct ST/LT -	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	The policy would have direct benefits for wildlife (e.g. bats) with lighting within developments needing to be designed to prevent disturbance to wildlife.	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	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 117: Policy CM01 – Provision of New Community Facilities

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A		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, LT - A no policy option may result in the loss of local healthcare facilities, with buildings and land given over to other uses.	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. 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.	N/A	-
4.	N/A		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.	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 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.	N/A	-
7. to 14	N/A		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.	Permanent. Direct. ST/LT - A no policy option may result in the loss of local community facilities, with greater travel distances required to access alternative services and greater reliance on private motor vehicles.	N/A	-
16. to 23	N/A		N/A	N/A
Summary				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 118: Policy CM02 – Protection of Existing Community Facilities

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A		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.	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. 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.	N/A	-
4.	N/A		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.	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 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.	N/A	-
7. to 14	N/A		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.	N/A	-
16. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 119: Policy CM03 – Expansion of Margate Cemetery

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 19	N/A		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.	N/A	
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 120: Policy CM04 – Expansion of Minster Cemetery

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 19	N/A		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.	N/A	
21. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 121: Policy TP01 – Transport assessments and Travel Plans

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent. Direct. ST/LT + This proposed policy has the potential to result in direct beneficial effect on air quality by supporting modal shift	Permanent, direct ST/LT - No policy option could encourage use of private motor vehicles which would be detrimental to air quality.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	towards low carbon emission travel (such as electric vehicles).			
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.	N/A	-
16. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 122: Policy TP02 - Walking

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A		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.	N/A	-
7. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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	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 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 key facilities such as shops and public transport hubs. This would make it easier for people to use alternatives to private car use.	Permanent, direct ST/LT - No policy option could encourage developments that rely on/are designed for private vehicles	N/A	-
16. to 23	N/A		N/A	N/A
<p>Summary</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>				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
With regards to the HRA there are no likely significant effects.				

Policy 123: Policy TP03 – Cycling

SA Objective	Proposed Policy	No policy		Mitigation and enhancement measures
1.	N/A		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 would increase the provision for sustainable modes of transport via increasing the provisions for cycling. This would aid health enhancements by providing a method of exercise. Similarly increased sustainability would reduce traffic emissions and reliance upon vehicles, which would also benefit local health.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
3.	N/A		N/A	N/A
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.	N/A	-
5.	N/A		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.	N/A	
7. to 10	N/A		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.	N/A	-
12. and 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 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.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-

SA Objective	Proposed Policy	No policy		Mitigation and enhancement measures
	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.			
16. To develop key sustainable transport links between Thanet and the wider Kent district 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 residents are travelling substantial distances.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
17. to 23	N/A		N/A	N/A
<p>Summary</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 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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 124: Policy TP04 – Public Transport

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 3	N/A		N/A	N/A.
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT ++ The proposed policy could result in the provision of safe, secure and convenient access for all road users in new developments. The proposed policy would increase the provision for sustainable modes of transport and public transport spaces and facilities. Such investments into new facilities would allow opportunities to factor out the fear of crime within public transport through modernisation. It would also allow safe provision for secure cycle spaces and ensures to improve personal security.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
5. to 10	N/A		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.	N/A	-
12. and 13	N/A		N/A	N/A.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 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.	N/A	-
16. To develop key sustainable transport links between Thanet and the wider Kent district 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.	N/A	-
17. to 21	N/A		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 utilisation of more sustainable modes of transport would reduce the districts consumption of fuel.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
23.	N/A		N/A	N/A.
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 125: Policy TP05 - Coach Parking

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A		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 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	Permanent, direct ST/LT - No policy option could encourage development pressure on these existing sites, which would transfer coach parking to on street locations	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	Margate and the High Street in Broadstairs. This will help retain the attraction of tourism in these locations.			
10. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 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.	N/A	-
16. to 23	N/A		N/A	N/A
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				

Policy 126: Policy TP06 – Car Parking

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
1. to 14	N/A		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.	N/A	-
16. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 127: Policy TP07 – Town Centre Public Car Parks

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 8	N/A		N/A	N/A

SA Objective	Proposed Policy	No policy	HRA implications	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 provides for a retention of public car parks within 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.	Permanent, direct ST/LT - No policy option could encourage development pressure on these existing sites, which would transfer public parking to on street locations.	N/A	-
10. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent. Indirect. ST/LT +/-? 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.	Permanent, direct ST/LT - 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.	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 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.	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.	N/A	-
16. to 23	N/A		N/A	N/A
<p>Summary</p> <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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 128: Policy TP08 – Freight and Service delivery

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 7	N/A		N/A	N/A
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.	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.	N/A	-
9. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 on the local transport networks whilst seeking	N/A	

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	minimum and would therefore be beneficial in terms of improving the local air quality in town centres.	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.	N/A	
16. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 129: Policy TP09 – Car parking provision and Westwood

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 9	N/A		N/A	N/A
10.	Permanent. Indirect. ST/LT +/-? 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.	Permanent, Indirect ST/LT - 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.	N/A	-
11. to 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent. Indirect. ST/LT +/-? 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.	Permanent, Indirect ST/LT - 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.	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 encourage the implementation of more sustainable transport links within and to Westwood, enabling more journeys to be made by bus and cycle.	Permanent, Indirect ST/LT - The no policy option would retain dependency on use of private cars, which may result in increased congestion on the roads surrounding Westwood. This would potentially affect bus services that get caught up in within the congestion.	N/A	-
16. to 23	N/A		N/A	N/A
<p>Summary</p>				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<p>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 an ongoing increase in pollution and congestion on the roads surrounding Westwood.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 130: Policy TP10 – Traffic Management

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A		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.	N/A	-
3. to 10	N/A		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 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.	N/A	-
12. and 13	N/A		N/A	N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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.	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 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 transport provisions in order to reduce road traffic congestion which would meet the requirements of the objective by promoting sustainable public transport networks.	Permanent. Direct. ST/LT. + A no policy option will not alter the status quo, given current national legislation guidance to improve traffic management practices.	N/A	-
16. To develop key sustainable transport links between Thanet and	Permanent. Direct. ST/LT. + The proposed policy would improve traffic management practices. And enhance practices to mitigate traffic	Permanent. Direct. ST/LT. + A no policy option will not alter the status quo, given current national legislation guidance to improve traffic	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
the wider Kent district and beyond, including road, rail and air.	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.	management practices, which would ease congestion and improve access to the wider region.		
17. to 23	N/A		N/A	N/A
<p>Summary</p> <p>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 if the local community at the core.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 131: New Policy 01 – Land at Manston Court Road/Haine Road

SA Objective	Proposed Policy	No policy	HRA implications	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.	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.	The HRA is currently being carried out by AMEC and the conclusions will be addressed in this document in due course	To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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.			-
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 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 educational provisions.			-
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. However the policy does provide for a minimum of 9ha of open space to be provided.	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 but is located between Westwood Cross and Bradgate Caravan Park. This helps	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	maintain a settlement pattern within Westwood, whilst maintaining green edges with the countryside			development within the existing community. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 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 employment opportunities.			-
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 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.	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, in order to maximise the potential for achieving sustainable development patterns. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 There will not be a change in the status quo under either the proposed policy or the no policy scenario. Neither will enhance nor remove sites of historic archaeological or architectural importance, and their settings.			-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 attached to the proposed policy, which may inform TDC's ongoing air quality review and assessment programme.	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.
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 district and beyond, including road, rail and air.	Permanent Direct ST/LT + The provision of a highway improvements identified through further traffic studies 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.		-
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 development management policies and NPPF.	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.		To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.

SA Objective	Proposed Policy	No policy	HRA implications	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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 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.
<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. 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> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

Policy 132: New Policy 02 – Land at Manston Road/Shottendane Road, Margate

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent Direct LT ++ The proposed policy inherently provides for additional housing within the District, by proposing up to 250 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.	The HRA is currently being carried out by AMEC and the conclusions will be addressed in this document in due course	To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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.			-
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 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 educational provisions.			-
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 but is adjacent to existing settlements. This helps maintain a distinctive pattern within Margate, 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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 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 employment opportunities.			-
8. and 9	N/A			N/A

SA Objective	Proposed Policy	No policy	HRA implications	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 within the existing urban environment, 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, in order to maximise the potential for achieving sustainable development patterns. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 There will not be a change in the status quo under either the proposed policy or the no policy scenario. Neither will enhance nor remove sites of historic archaeological or architectural importance, and their settings.			-
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	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 attached to the proposed policy, which may inform TDC's ongoing air quality review and assessment programme.	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.
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.	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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			
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent Direct ST/LT + The provision of a highway improvements identified through further traffic studies 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.		-
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 development management policies and NPPF.	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.		To ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
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 are 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. In addition, to ensure no significant effects as a result of recreational pressure on designated sites, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.
21.	N/A			N/A

SA Objective	Proposed Policy	No policy	HRA implications	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 ? 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 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.
<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. Any new development of greenfield land is likely to have the potential for adverse effects against environmental objectives, particularly relating to landscape and ecology. Mitigation through implementing robust design principles and undertaking further studies relating to potential environmental impacts are likely to help mitigate these adverse effects. The proposed policy advocates housing on a site that connects well with existing urban settlements, though design of the site can help maximise urban connectivity. The implementation of highway improvements is likely to help free up capacity, which will enable good links with the rest of the District, but particularly the major centres of Margate, Broadstairs, Ramsgate and Westwood.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

Policy 133: New Policy 03 – Implementation Policy

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent, Indirect. ST/LT + Adoption of this policy would ensure new housing would be provided with adequate and suitable access. It would also ensure the physical and social infrastructure is provided in the appropriate timeframes such that the housing supply can be made available to satisfy the relevant mix of types and tenures.	Permanent. Indirect. ST/LT ? A no policy option could result in the access to new housing locations being inadequate.	The HRA is currently being carried out by AMEC and the conclusions will be addressed in this document in due course	-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent, Direct. ST/LT + This policy would provide the delivery of the social infrastructure, such as healthcare, in a timely manner and in accordance with the Infrastructure Delivery Plan.	Permanent, Direct ST/LT - A no policy option would result in measures not being taken forward by the council to facilitate the provision and access of appropriate healthcare facilities for all sectors of society within the District.		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	Where possible it would also mean the council seek additional funding so as to ensure the healthcare facilities with the District are adequate 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.	Permanent, Direct. ST/LT + This policy would bring forward the provision of social infrastructure, such as adequate educational facilities, within the District. It will also set out the timescales of delivery, and where necessary, provide consideration of alternative measures so as to ensure the effective implementation of the overall planning strategy.	Permanent, Direct ST/LT - A no policy option would result in measures not being taken forward by the council to facilitate the provision and access of appropriate educational facilities for all sectors of society within the District.		-
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 adoption of this policy would bring forward the provision of social infrastructure and facilities in the district. It will also encourage collaborative working with other organisations to facilitate the strategic provision and timely implementation of key facilities.	Permanent, Direct ST/LT - A no policy option would result in measures not being taken forward by the council to facilitate the provision and access of appropriate facilities for all vulnerable people within the District.		-
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent, Direct. LT + The adoption of this policy will ensure the existing and new communities will be developed in a balanced and progressive manner by ensuring the appropriate physical and social infrastructure is implemented in accordance with one another and in with the draft Infrastructure Delivery Plan.	Permanent. Direct. ST/LT ? A no policy could result in the physical and social infrastructure for existing and new communities not being developed in a manner which contributes to the creation of a vibrant and balanced community.		-
7.	NA			N/A
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.	Permanent. Indirect. ST/LT. + Timely provision of appropriate infrastructure to new development sites will enhance the operability of new commercial sites. This will allow key industrial and employment sites across the District to optimise their economic growth.	Permanent. Indirect. ST/LT ? A no policy option could result in access to new industrial and employment developments being inadequate. This would limit the ability of the District to generate new jobs and support regeneration areas.		-
9.	NA			NA
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 + Adoption of this policy could promote the use of previously developed land by ensuring it has appropriate and adequate access for sustainable development needs. It could also allow the phasing and delivery of social infrastructure to be co-located thereby increasing land use efficiency.	Permanent. Indirect. ST/LT ? A no policy option could result in previously used developed land not being afforded suitable access or the co-location of facilities, preventing the efficiency in this land use from being increased.		-
11. To ensure that a sustainable pattern of development is pursued.	Permanent, Indirect ST/LT + Adoption of this policy would ensure new housing would be provided with adequate and suitable access. It would also ensure the infrastructure is provided in the appropriate timeframes such that the housing can be made available to the mix of types and tenures. The adoption of this policy would bring forward the provision of social infrastructure and facilities in the	Permanent. Indirect. ST/LT ? A no policy option could prevent a sustainable pattern of development from occurring, as inappropriate delivery of infrastructure would hinder the ability to pursue development and collaboration of facilities may not be progressed. .		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	district. It will also encourage collaborative working with other organisations to facilitate the strategic provision and timely implementation of key facilities.			
12. and 13	NA			N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent, Indirect LT + Providing required physical and social infrastructure which is accessible to all sectors of society will reduce the reliance on personal vehicle trips and increase the promotion and use of sustainable forms of travel.	Permanent, Indirect, LT ? A no policy option would require promotion of additional and other measures in order to improve the air quality within the District through the use of sustainable forms of travel.		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 + Adherence to the policy would enable sustainable public transport provision between land uses to be enhanced. This policy would also facilitate implementation and adherence to the Infrastructure Delivery Plan, ensuring the required physical and social infrastructure is implemented to appropriate timescales.	Permanent, Indirect, ST/LT ? A no policy option could result in the current transport network not being extended to facilitate access to all key facilities, services and employment opportunities.		-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent, Indirect LT + Implementation of the policy would allow for wider transport infrastructure to be expanded, covering the Thanet District area. This would also link up with the wider transport network of Kent and further afield.	Permanent, Indirect ST/LT - A no policy option would result in the provision of social infrastructure within the District having inadequate access, making those facilities less accessible.		-
17. to 22	NA			N/A
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent, Indirect, ST/LT ? Co-locating the provision of social infrastructure could facilitate the justification for maximising the eligibility of renewable energy sources within the District, such as district heating.	Permanent, Indirect, ST/LT ? A no policy option could result in the maximisation of eligibility from renewable sources not being pursued.		-
<p>Summary</p> <p>The proposed policy would ensure physical and social infrastructure provisions are adequately taken forward. The policy would also be beneficial in terms of co-locating social infrastructure facilities so that the communities can get the most out of the new developments. The no policy option could result in a number of physical and social facilities not being adequately provided both to the detriment of the communities.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

Policy 134: New Policy 04 – Strategic Routes Policy

SA Objective	Proposed Policy	No policy	HRA implications	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.	Permanent, Direct ST/LT + The policy will allow for adequate transport links to be safeguarded and created to help serve new housing developments, thereby contributing towards the delivery of the sustainable supply of new housing.	Permanent, Indirect, ST/LT ? A no policy option could mean the routes and junctions highlighted for safeguarding and not afforded appropriate measures to support the supply of new housing.	The HRA is currently being carried out by AMEC and the conclusions will be addressed in this document in due course	N/A
2. to 7	N/A			-
8. To ensure the sustainable development of the proposed economic growth and encourage industrial and employment development at key sites within the	Permanent, Indirect ST/LT + Adoption of the this policy, in conjunction with the Thanet Transport Strategy, will ensure new industrial and employment development sites will have adequate access	Permanent, Indirect, ST/LT ? A no policy option could mean potential new economic sites within the District are not safeguarded for future use.		N/A

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
District to support priority regeneration areas.	safeguarded and provided, enabling economic growth within the District.	compromising the ability of new sites to provide employment, and economic benefits.		
9. and 10	N/A			N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent, Direct ST/LT + Safeguarding the provision of key road schemes and junctions will ensure a sustainable pattern of development is not ruled out due to accessibility issues.	Permanent, Direct ST/LT - By not safeguarding key roads and junction improvements, the ability to pursue a sustainable pattern of development with appropriate access would be compromised.		-
12. and 13	N/A			N/A
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent, Direct ST/LT + Safeguarding of key roads and junction improvements will improve traffic movements and reduce traffic queues and waiting vehicles within the area. For example reducing traffic on the A28, The Square, Birchington.	Permanent, Indirect ST/LT ? A no policy option could result in a worsening of current traffic and congestion related issues within the road network, contributing to a decline in air quality.		NA
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 + Adoption of this policy, which includes proposals for new and improved roads and junctions; enhancements to bus and train services and an expansion of the cycling/walking network, will encourage wider forms of transport to be established within the District. This has the potential to lessen the reliance on private vehicle trips.	Permanent, Indirect ST/LT - A no policy option would lessen the support provided for the new Thanet Transport Strategy, reducing the possibility for the strategy to successfully develop the “Inner Circuit” and support new housing developments.		-
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent, Direct, LT + The policy will safeguard routes which will work with the emerging Transport Strategy to reduce pressure on the existing road network. In doing so, and by incorporating provision for buses and cycling, the policy will enhance the sustainable transport links within Thanet. Improving the local transport links within the District will also improve local access to the strategic road network and transport links to the wider Kent and beyond.	Permanent, Indirect ST/LT - A no policy option would increase the burden on developing sustainable transport links within the District and Kent.		-
17. to 23	N/A			N/A
<p>Summary</p> <p>The proposed policy would ensure key roads and junction improvements are safeguarded for future works, such that they can support the implementation of the Thanet Transport Strategy. This would enable the district to develop key sustainable links between the local road access for which the policy is directed at but also access to the strategic road network and wider transport links. A no policy option could result in a worsening of current traffic conditions on the roads highlighted on the safeguarding map and prevent the District from attaining a sustainable transport network which is coherent and linked up with local and wider transport networks.</p> <p>The outcome of the HRA has not considered this policy though this will be addressed in due course.</p>				

Appendix F

Strategic Priorities and SA Objective Comparison

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	+
	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
	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 employers and of a confident, inclusive and skilled community.	0	0	+	0	+	0	+	0	0	0	+	0	0	-	+	0	0	0	?	?	?	0	0
	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 economic heart celebrating its traditions as a place of relaxation, leisure and seaside fun and growing reputation as a cultural destination.	0	0	0	+	+	+	+	+	+	+	+	+	+	0	+	?	0	0	?	0	0	?	0
	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

		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 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
	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
Sustainable Priority 4	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 coherent network of green infrastructure that can better support wildlife and human health.	-	-	-	?	?	?	-	0	+	+	+	+	+	+	+	?	+	+	+	+	+	+	0
	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
	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

		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
	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

G1 Justification of Preferred Options

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy SP01 - National Planning Policy Framework – Presumption in favour of sustainable development	SP01A The policy as described in the document. SP01B No policy adoption	Adoption of policy support for the promotion of NPPF would undoubtedly enhance the District due to the positive impacts seen across the majority of the SA objectives. As such by incorporating the NPPF, sustainable practices and designs will be created whereby developers and the local council work together to create a development that sustainably meets the needs of the local population whilst also considering its socio-economic and environmental implications.	A no policy adoption would yield neutral impacts or negative as uncontrolled developments could over saturate local services and place too high a demand upon them.
Policy SP02 - Economic Growth	Option 1a - Baseline scenario Option 1b – Policy-on scenario Option 1c – Risk based scenario Option 1g - Policy for creation of a minimum 5000 jobs by 2031 (SP02)	Policy choice is between baseline and high and assumes low growth at the airport site. 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 the District. This option supports the Council’s Economic and Regeneration Strategy. It also supports population growth when combined with potential airport growth.	Of the available options being considered Options 1b and Policy SP02 have no significant negative effects (whereas both options 1a and 1c do). Likewise Options 1b and Policy SP02 also provide the greatest number of opportunities for positive effects on a comparable level given they yield at least 5100 and 5000 jobs respectively. 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 change to date. The Economic Baseline option would not deliver step change in employment growth needed or meet the growth expectations of the NPPF.
Policy SP03 - Land Allocated for Economic Development	Covered under employment land allocation assessment. 2e – relax the uses permitted on some of the allocated employment sites to allow other employment generating uses outside of the B classes 2f – maintain a variety of sites in a range of locations across the district 2g – provide all employment land in a single location or cluster in the district 2h allow other sites to be developed	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 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. 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. Assuming the amount of land evidence indicates is required, plus additional land as a buffer is provided, this option provides for all types of economic development in accordance with the NPPF. This option compensates for loss of employment land to other uses and allow for one off unpredictable developments, to support economic growth and provide flexibility.	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 employment land and any unexpected demand during the plan period.
Policy SP04 – Manston Business Park		Policy SP04 provides mitigation steps in accordance to ensuring SP03 is met. Thus the rationale for policy formulation is covered under the options taken forward for SP03.	There are no options which have not been taken forward for this policy.

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy SP05 – Manston Airport	SP05a – Manston Airport Policy SP05b – No policy support Further options for development as per the New Settlement Mitigation Study	<p>Policy adoption is largely centred upon ensuring the Airport can be mixed use but also retain the potential to be an operational facility. The soon to be produced area action plan should provide further mitigation and specific local development plan criteria in order to make sure that the unknown impacts are appropriately mitigated.</p> <p>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 significantly adverse effects such as impacts on landscape, noise and air quality.</p> <p>In terms of the preferred new settlement option at the former Manston Airport site, a portion of NS5 has been selected based on it representing the likely scope of any viable development, as represented by recent submissions for planning consent. Option NS5 generally scored higher in sustainability terms, so development should maximise the achievement of objectives as a result of development.</p>	<p>The ‘no policy support’ 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.</p>
Policy SP06 – Thanet’s Town centres	5a – maintain existing hierarchy 5b – increase the role of the coastal town centres in convenience shopping 5c – increase Westwood’s market share	<p>The policy supports a variety of uses reflecting varying roles, character and heritage of the range of town centres in Thanet. As such the policy is supportive and reflective of individual town centre policies as covered under SP01, SP07, SP08, SP09 and SP10.</p>	<p>There are no options which have not been taken forward for this policy.</p>
Policy SP07 - Westwood	5h – Accommodate development in the existing commercial area 5j – Accommodate development in a new adjacent site	<p>Overall comparison of policy options would show that the utilisation of policy option 5h would yield the greatest positive sustainability impacts. However it should be noted that both options do have the potential to yield both positive and negative impacts.</p> <p>By utilising the existing commercial area it will be easier to preserve biodiversity, environmental and other heritage assets such as listed buildings by promoting reutilisation of existing land and property and as such reducing the impact of urban sprawl. Similarly by utilising existing land it would prevent the consumption of resources as entire new build projects would not be required and also it would mean that the structures are appropriately placed in terms of key facilities and infrastructure due to utilising existing land which would most likely be along existing accessibility routes.</p> <p>Both options would yield economic benefits and employment opportunities. However utilisation of either option could be restrictive in allowing development of the wider Thanet region. This would occur due to the focus of redeveloping or developing land within a close proximity to existing commercial areas. This would for example limit the access for rural areas and would not necessarily promote a sustainability agenda.</p> <p>However overall the benefits of policy 5h adoption and any accompanying mitigation as suggested would yield the best suitability results in relation to the development of Westwood’s commercial lands.</p> <p>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 commitments within the commercial areas provide for significant amount of the identified need during the plan period.</p>	<p>The option to accommodate need on sites outside of existing commercial areas scores negatively as it would potentially require development on greenfield land and would not be accordance with the NPPF. It could potentially harm the vitality and viability of the town centre particularly with regard to footfall.</p>
Policy SP08 – Margate	SP08a Margate SP08b No policy	<p>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. Employment opportunities will arise as will tourist</p>	<p>A no policy adoption would largely yield neutral impacts as there would not be a change in the status quo.</p>

Policy	Options	Justification for policy choice	Reason for not choosing other options
		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	SP09a Ramsgate SP09b No policy	By adopting the policy, active regeneration of Ramsgate will occur with the developments taking into consideration the local maritime heritage and ensuring character is preserved. Employment opportunities will arise as will tourist and economic activity with the creation of retail and tourism facilities. Transport provisions will increase notably with 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 socio-economic factor, with local character and history preserved throughout. However it should be noted that policy adoption may be to the detriment of environmental assets, although these can be mitigated by development management policies and/or the NPPF, and housing opportunities are not overly supported within the policy due to the tourist and economic focus.	A no policy adoption would largely yield neutral impacts as there would not be a change in the status quo. Without the policy safeguard the port might continue to operate as it does currently or development could occur that reduce its capacity to function as a port.
	Option 3c – Safeguard the Port Option 3d – remove policy safeguard	Overall comparison of the options. Option 3c presents the greatest potential benefits particularly with respect to maintaining the economy and supporting economic growth and has the potential to have a significant positive effect. It also contributes towards maintaining the town’s sense of character as a port as well as indirectly contributing towards the transport infrastructure for Kent and the wider region. The effects of Option 3d are less certain because without the policy safeguard the port might continue to operate as it does currently or development could occur that reduce its capacity to function as a port. Both options have the potential to have negative effects on sensitive environmental receptors and sustainability issues. However these potentially adverse effects can be mitigated by development management policies and/or the NPPF.	3d. Ceasing policy protection for the port would potentially restrict economic growth opportunities and would be contrary to the NPPF.
Policy SP10 - Broadstairs	SP10a – Broadstairs SP10b – No policy	By adopting the policy, active regeneration of the Broadstairs district 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 the promenade and beach front will enhance the tourist economy whilst creating employment opportunities. Similarly by enhancing local character and existing 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. 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.	A no policy adoption would largely yield neutral impacts as there would not be a change in the status quo
Policy SP11 - Housing Provision	8a. Zero net migration – 3,714 homes 8b. Short term migration – 11,648 homes	All options will increase the supply of housing across Thanet with Option 8b resulting in a greater amount of house building and indirectly greater provision of affordable housing. It has been assumed that with increased housing (resulting from migration), there will be increased demand on key local facilities such as healthcare educational and support for vulnerable people. As result the options that would generate large numbers of housing would potentially result in a significant adverse effect. It is noted 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. The positive effects on employment and GVA from spending on housing construction will obviously be greater for 8b. Both options should consider apprentice schemes and targeted employment of “people on unemployment	8a 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 employment growth.

Policy	Options	Justification for policy choice	Reason for not choosing other options
		<p>benefits” may be appropriate, particularly for larger schemes. The effects of 8b have the potential to be larger due to this being a larger programme of house building.</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.</p>	
Policy SP12 - Strategic Housing Site Allocations.		Assessed through SHLAA	
Policy SP13 Strategic Housing Sites - Manston Green		Assessed through SHLAA	
Policy SP14 - Strategic Housing Site at Birchington		Assessed through SHLAA	
Policy SP15 - Strategic Housing Site at Westgate-on-Sea		Assessed through SHLAA	
Policy SP16 Westwood Strategic Housing		Assessed through SHLAA	
Policy SP17 - Land fronting Nash and Haine Roads		Assessed through SHLAA	
Policy SP18 - Type and Size of Dwellings	<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% intermediate</p> <p>10i Rural housing need</p> <p>10j No specific policy</p>	<p>All of the policy options have their merits and limitations as the policy itself is somewhat all encompassing. It 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 most appropriately met through the adoption of policy SP18 although other options do seek to increase affordable housing provisions.</p> <p>The policy 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. 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>	<p>Policy option 10j is the most unsuitable as a no policy option provides no guidance for housing and could yield the most significant deterioration in sustainability across Thanet.</p> <p>10d - By not setting a specific target for housing, under option 10d, uncontrolled developments will occur where sustainability is not considered in relation to meeting the local housing demands and ensuring appropriate provisions. 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>10e - Option 10e showed largely unknown effects. 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>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. 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 alternative proportion.</p> <p>10g - The option 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</p>

Policy	Options	Justification for policy choice	Reason for not choosing other options
			<p>other developments potentially resulting in crime, deprivation and polarised communities. 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 - showed a number of minor positive effects principally relating to supporting vulnerable people, reducing deprivation and creating vibrant balanced communities (and no negative effects). This is the proportion recommended in the SHMA and is the same proportion as 10c - Independent viability assessment shows this is an appropriate target; balancing viability with the pressing need for more affordable homes.</p> <p>10i - Policy option 10i would release land yet it could be to the detriment of environmental sustainability and rural locations may be isolated from provisions and facilities. 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>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>
<p>Policy SP19 - Affordable Housing</p>	<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% intermediate</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 - Option 10e showed largely unknown effects. 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 - showed a number of minor positive effects principally relating to supporting vulnerable people, reducing deprivation and creating vibrant balanced communities (and no negative effects). This is the proportion recommended in the SHMA and is the same proportion as 10c - Independent viability assessment shows this is an appropriate target; balancing viability with the pressing need for more affordable homes.</p>	<p>10d - By not setting a specific target for housing, under option 10d, uncontrolled developments will occur where sustainability is not considered in relation to meeting the local housing demands and ensuring appropriate provisions. 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. 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 alternative proportion.</p>
<p>Policy SP20 – Development in the Countryside</p>	<p>9g Adjoining the urban area</p> <p>9h Adjoining the villages</p> <p>9i Freestanding countryside sites</p>	<p>The key differences between the options are associated with their potential effects on the spatial distribution of greenfield development and implications that this could have on accessibility to transport infrastructure, links and key services and facilities. As a consequence the options that would result in development adjacent</p>	<p>9i - would be less sustainable (especially in 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.</p>

Policy	Options	Justification for policy choice	Reason for not choosing other options
	<p>9j In the Green Wedges</p> <p>9k Housing in the form of a new settlement</p>	<p>or adjoining existing urban areas or settlements (9g & 9h) are more likely to have a beneficial effect.</p> <p>Assuming key facilities and transport links are more likely to be concentrated within and between built up areas, locating new development adjacent to 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.</p> <p>The larger villages already served with community facilities are considered to have some housing potential, for which locations adjoining their built confines may be appropriate, subject to scale and compatibility with their size and character.</p> <p>75% of responses on this issue supported the adjoining urban area location, and 39% adjoining the villages.</p>	<p>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.</p> <p>9k - would be 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>
Policy SP21 - Safeguarding the Identity of Thanet's Settlements	<p>11a Maintain protection of the open character of the areas between Thanet's main towns currently identified as Green Wedges</p> <p>11b Maintain 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 many include leisure, provision of open space, creation of new wildlife habitats</p>	<p>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 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 appropriate as some green wedge areas are currently inaccessible and have potential for enhancements</p>	<p>1c – 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 the contrast between the towns and villages and historic landscapes that are unique to the area.</p> <p>No policy protection could also result in development away from built up areas with better 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>
Policy SP22 – Protection and Enhancement of Thanet's Historic Landscapes	<p>16n Continued existing policy protection for Areas of High Townscape Value (D7 in Thanet Local Plan 2006)</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>Policy SP29 - Conservation and enhancement of Thanet's historic environment</p>	<p>Options 16n and 16p are both 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. The same impacts are likely with Policy SP29 however there is the added ability 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.</p> <p>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 policy.</p>	<p>Without policy protection of any sort (Option 16o) there is the potential for adverse effects on the sense of identity of towns with areas of high townscape value, it could potentially harm the visitor economy and result in adverse visual, townscape and heritage effects</p> <p>12b – A policy of landscape protection gives weight to the importance and significance of Thanet's landscapes and enables their continued protection in determining planning applications.</p>
Policy SP23 – Green Infrastructure	<p>16f provision of open spaces and gaps in development (SP23)</p> <p>16g provision of landscaping and planting, green infrastructure (SP23)</p> <p>16h provision of wildlife habitats and corridors (SP23)</p>	<p>Options 16f, 16g and 16h all have the potential to positively impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats.</p>	<p>There are no options which have not been taken forward for this policy.</p>
Policy SP24 – Biodiversity Enhancements		See SP23 options as covered under this appraisal.	

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy SP25 – Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve		See SP23 options as covered under this appraisal.	
Policy SP26 – Protection of Open Space		See SP23 options as covered under this appraisal.	
Policy SP27 – Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds		See SP23 options as covered under this appraisal.	
Policy SP28 – Quality Development	<p>16a consideration of impact of development on residential amenity value</p> <p>16b consideration of impact of new development 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>All four options have the potential to have a number of positive effects. These include 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 all four options is the requirement for development to take into account their surroundings, residential amenity and neighbouring buildings and the positive effect this can have landscape and townscape. Policy SP28 is the most integrated in approach by specifying that all developments must be high quality and inclusive in design thus reduce a prominent impact of the local visual display and in fact enhance its appearance. Similarly the policy stipulates that any large developments or ones of national significance have to undergo a Design review to ensure development quality does not impede the local area.</p> <p>16a, 16b and 16c – High quality design and a good standard of amenity can help support the economic strategy and contribute towards a 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>	
Policy SP29 - Conservation and Enhancement of Thanet's Historic Environment		<p>See Policy SP22 options.</p> <p>Options 16n and 16p are both 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. The same impacts are likely with Policy SP29 however there is the added ability 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.</p>	
Policy SP30 – Climate Change	<p>14a Requirement for new development to include water efficiency measures</p> <p>14b Requirement for conversions 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 (CC03)</p> <p>14d Requirement for any development proposed in Flood Risk areas to comply with the requirements in the NPPF (CC01)</p> <p>14e Surface water management. (CC02) including SUDs</p>	<p>Overall the policy options are comparable in impacts and do not affect many of the SA objectives. All of the options could result in the restriction of housing developments by introducing measures to combat climate change of flood risk. However as such options 14b-14e will aid flood mitigation efforts with option 14b potentially creating jobs by retrofitting programmes but possibly at the expense of local archaeological and architectural integrity. All options will seek to manage flood risk in varying ways but commonly yield similar impacts.</p>	
Policy SP31 – Healthy and Inclusive Communities	16i Measures to prevent crime and disorder	Adoption of policy SP31a would yield significant positive effects upon a variety of objectives, namely with regards to the improvements in available health care	

Policy	Options	Justification for policy choice	Reason for not choosing other options
	16j Integration of public art SP31a Healthy and inclusive communities. SP31b No policy.	for the community. Whilst a no policy adoption 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 adoption was perused. Option SP31a 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. Options 16i, 16j both have the potential to positively impact on the objectives by delivering new development that has been designed to prevent crime and to include public art.	
Policy SP32 – Community Infrastructure	18a Policy support for protecting existing community facilities 18b No specific policy for protecting existing community facilities 18c Policy support for new community facilities to be developed 18d No specific policy for new community facilities to be developed 18n Policy SP32 for enhancement of community infrastructure as documented.	<p>Of the options assessed and described here the significance of the effects from Options 18a, 18c and 18n are the same because they all contribute towards supporting existing facilities and promoting the development of new facilities to address current and future shortages. The effect of Option 18b is uncertain because it might or might not affect the availability of facilities because this will be governed by other factors such as population growth, housing numbers and the needs of the population over the life of the plan. The effects of Option 18d are adverse because they would over the long term not allow the capacity of facilities to be increased. All of the other remaining negative and uncertain effects associated with the Options can potentially be mitigated by development management policies</p> <p>18a – The NPPF states that planning policies should guard against the unnecessary loss of community facilities and other local services. The consultation raised 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>	18b – There are development pressures to redevelop community facilities for more valuable uses. Without a policy, community facilities, and the space to accommodate them, could be permanently lost to communities. 18d – Without a policy, necessary community facilities may not be delivered.
Policy SP33 - Expansion of Primary and Secondary Schools	18e Policy support to create new school at Margate, (CM03) 18f No specific policy to aid new Primary School at Margate. 18g Expansion of current Primary and Secondary schools (SP33)	Both options 18e or 18g would attribute significant success with regards to the education SA objectives. It is also likely that both options 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 scope of potential improvement within the community could be greater with 18g due to the utilisation of existing infrastructure at the schools. However the creation of a new school would ensure that oversaturation of existing facilities does not occur. 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 both options such as increased employment form both options alongside the opportunity to potentially offer night school as a side product of expanded facilities for the wider community.	A no policy adoption 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	SP34a Safe and sustainable travel (SP34). SP34b No policy. SP35- Policy adoption for new developments to be in accessible locations	Policy adoption would actively seek to grow and enhance safe sustainable methods of transport which could yield associated health benefits alongside environmental air quality improvements. However a no policy adoption would largely yield neutral effects due to no change in the status quo. Policy support for the growth of sustainable transport meets the demands of the public and the SA objectives more robustly. Similarly the benefits are likely to be comparable	Alternative of no policy would undermine expression of commitment to promoting sustainable travel.

Policy	Options	Justification for policy choice	Reason for not choosing other options
		should developments be located in accessible locations under SP35. Ensuring developments in accessible locations means public transport and use of private vehicles will decline whilst also benefitting the local residents by ensuring that they are appropriately placed in relation to facilities and services.	
Policy SP35 - Accessible location		See above SP34 policy options.	
Policy SP36 - Transport Infrastructure	14j Requirement for new developments to incorporate measures to reduce use of private car (SP36) [Eight options were similar in topic yet only 14j related to Policy SP36]	None of the options are likely to have an adverse sustainability effect. Furthermore, they are 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.	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. Alternative of no policy could place a significant and unsustainable burden on existing infrastructure and undermine sustainable development.
Policy SP37 - Connectivity		Related to transport modelling. 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.
Policy SP38 - Strategic Road Network		Related to transport modelling. 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 capacity.	Alternative option of not expressing and following such commitment could lead to uncertainty about deliverability of development in terms of transport infrastructure capacity.
Policy SP39 - New Rail Station	Option 3e - New station for Airport & commuters Option 3f no support for a new station Option 3g – Support improvements to Ramsgate Station	Provision of a new station to support economic growth and encourage sustainable travel, is a project which is being led by the County Council and 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. Option 3e is more 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. It should be noted that although Option 3g's effects are not as potentially beneficial as Option 3e it too will have beneficial effects for the district and Ramsgate in particular. Due to the fact that Option 3f reflects the current situation the overall effects are neutral.	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. Alternative option of no policy could signify lack of support for the project and undermine feasibility of its delivery.
Policy E01 - Retention of existing employment sites	Option 2i – continue policy protection Option 2j – cease policy protection for sites identified Policy option E01 – policy adoption as described in document.	Neither of the options were assessed as being likely to result in a significant adverse effect. However Options 2i but more specifically option E01 are 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 were predicted for both options 2i and 2j, 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 Option 2j 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. As option E01 is an amalgamation of the positives within	

Policy	Options	Justification for policy choice	Reason for not choosing other options
		both 2i and 2j it has the greatest potential for positive sustainability with minimal negativity due to the employment centred focus with the added ability to keep the site mixed use to yield other benefits as seen in Option 2j	
Policy E02 - Home Working	Option 4c – policy support for home working Option 4d – no requirement for home working	Option 4c 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.	The NPPF requires 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.
Policy E03 - Digital Infrastructure		See Policy QD04	
Policy E04 - Primary and Secondary Frontages	E04a Primary and secondary frontages E04b No policy support	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, economic functioning will be enhanced. 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 in use. Indirectly by adopting the policy and creating centralised hubs of activity, business opportunities could potentially grow and increase employment opportunities.	As a no policy adoption 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	5l –Allow retail development to support community needs 5m – Set local thresholds for town centre development outside of town centres 5n – Use NPPF thresholds for town centre development outside of town centres	All of the options have positive and negative effects. However, the effects of Options 5l and 5m are generally more certain and likely to result in a beneficial effect than Option 5n. This is because the assessment deemed that Options 5l and 5m were 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 Westwood and the Town Centres. Allowing small scale retail development in District and Local Centres also reduces the need to use a 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. Setting a local 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. 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.	Not providing 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. 5n No locally set 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.
Policy E06 - District and Local Centres		See Policy options E05	
Policy E07 - Serviced Tourist Accommodation	7f Policy support for new tourist facilities 7g No policy support for new tourist facilities Policy E09 – Protection of existing tourist accommodation. 7i Policy protecting existing tourism facilities except where it can be demonstrated that the facility is no longer viable	Of the first set of options (7f and 7g) 7f is likely to have a significant effect on job creation and economic growth in the tourist and visitor economy. Supporting new tourism facilities encourages economic growth and employment generation and is therefore in accordance with the NPPF Option 7i is also has the potential to have a positive effect on economic growth, the 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.	

Policy	Options	Justification for policy choice	Reason for not choosing other options
	<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>However, protection of existing tourist accommodation (Policy E09) could prevent alternative uses where existing facilities are vacant and not used. As such there would potentially be adverse effects on townscape and a negative visual impact on visitor’s and their perception of the District as a destination. Similarly 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>Policy to protect sites that are of importance to the visitor economy (Option 7j) 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 its effects would be positive or negative (Option 7k).</p> <p>All options 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 all Options can potentially be mitigated either by development management policies or the NPPF requirements.</p>	
Policy E08 - Self Catering Tourist Accommodation		See Policy E07 Options	
Policy E09 - Protection of Existing Tourist Accommodation		See Policy E07 Options	
Policy E10 - Major Holiday Beaches		<p>Continue existing policy protection of beaches – three zones of beaches – major holiday beaches, intermediate and undeveloped. 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>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. 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>	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.
Policy E11 - Intermediate Beaches		See Policy E10 above	
Policy E12 - Undeveloped Beaches		See Policy E10 above	
Policy E13 - Language Schools	<p>7l – Continue policy support for language schools subject to criteria</p> <p>7m – Remove policy support for language schools</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. Removing the policy could	Not supporting language schools would avoid a lot of the potentially adverse effects associated with Option 7l. However, over the long term in particular it could have a negative effect on the economy, if opportunities to increase the provision

Policy	Options	Justification for policy choice	Reason for not choosing other options
		potentially over the long term have a negative effect on the economy, if opportunities to increase the provision in this sector are lost.	in this sector are lost and would be contrary to the NPPF.
Policy E14 - Quex Park	E14a Quex Park E14b No policy support	Policy adoption would ensure 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 off Quex Park in such a way would yield significant economic benefits which may not be attained under a no policy scenario 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	6i –Policy support for agricultural development including retail 6 e – Policy support of new village shops and services	Option 6e would have beneficial effects on the local economy, and the sense of place and sustainable transport (by locating development in settlements and thereby reducing reliance on private car use), as this option supports rural communities by providing facilities on the doorstep and reduces travel so is sustainable. Policy 6i supports agricultural development, including retail units, which is likely to have a positive effect 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,	Not supporting these options would be harmful to the rural economy and would be contrary to the NPPF.
Policy E16 - Conversion of rural buildings for economic development purposes	6c – New build economic development in settlements 6d – New build economic development subject to design and sustainability criteria Policy E16 – Conservation of rural buildings for economic development purposes.	All options have positive and negative effects and neither one appears to perform better than the other in sustainability terms. Option 6c has beneficial effects on the local economy, the sense of place, 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 effects. The effects of Option 6d are potentially uncertain because it could potentially result in development at isolated locations as well as in rural settlements. This uncertainty makes it difficult to robustly assess its effects on some of the SA objectives. However, by including sustainability and design criteria some or all of the negative and uncertain effects could be mitigated if relevant measures are included. Option E16 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. Preferred option (Policy E16) - to have a policy that supports conversion or rural buildings for economic development purposes as this is in accordance with the NPPF. The other option was no policy.	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.
Policy E17 - Farm Diversification	6a – Support farm diversification where it complements farm function 6b – No policy support	Both options have positive and negative effects. However, Option 6a is more likely to result in neutral and beneficial effects than Option 6b 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 Option 6a	.Not supporting farm diversification could stifle the growth and viability of the rural economy which would be contrary to the NPPF which states that Local Plans should support the rural economy and address barriers to the food production industry.

Policy	Options	Justification for policy choice	Reason for not choosing other options
		can potentially be mitigated either by development management policies or the NPPF requirements. Having a policy on farm diversification enables policy to set criteria stating what type of development is acceptable.	
Policy E18 – Best and Most Versatile Agricultural Land	6g – Protect best and most versatile agricultural land 6h – No policy support	Option 6g 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 Options can potentially be mitigated either by development management policies or the NPPF requirements. Protecting best and most versatile agricultural land also complies with the NPPF supports the food production industry.	Not supporting best and most versatile agricultural land would not support the food production industry and would be contrary to the NPPF.
Policy E19 - Agricultural Related Development	6i –Policy support for agricultural development including retail 6j – Policy support for agricultural related dwellings 6k – No specific policy of agricultural development	Options 6i and 6j have 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 Options can potentially be mitigated either by development management policies or the NPPF requirements	Not supporting these options would be harmful to the rural economy and would be contrary to the NPPF.
Policy H01– Housing Development	H01a Policy as described in the document H01b No Policy	A no policy adoption would largely yield neutral impacts as there would not be a change in the status quo. However under policy adoption there is specific requirements that developments must undertake in order to be granted permission. One concerns the management of natural conservation sites and infrastructure provisions.	
Policy H02A – Land on west side of Old Haine Road, Ramsgate		See Policy H01as covered by policy options H01a and H01b	
Policy H02B- Land fronting Nash Road and Manston Road		See Policy H01as covered by policy options H01a and H01b	
Policy H02C– Land fronting Park Lane, Birchington.		See Policy H01as covered by policy options H01a and H01b	
Policy H02D- Land south of Brooke Avenue Garlinge		See Policy H01as covered by policy options H01a and H01b	
Policy H02E - land at Haine Road and Spratling Street, Ramsgate		See Policy H01as covered by policy options H01a and H01b	
Policy H02F - Land south of Canterbury Road East, Ramsgate		See Policy H01as covered by policy options H01a and H01b	
Policy H03 - Cliftonville West and Margate central		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.
Policy H04 - Housing at Rural Settlements	H04a Housing at rural settlements H04b No policy	Under policy adoption Housing in Rural Settlements would have specific guidance to ensure a positive sustainability outcome was achieved. Initially 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 H04a. Additionally policy adoption would ensure historic character and scale was preserved; the requirement of Bird surveys also shows environmental conscientiousness. Evidently combining the requirements of Policy H01, with policy adoption of H04a positive sustainability practices in relation to rural housing will occur.	A no policy adoption would largely yield neutral impacts as there would not be a change in the status quo.

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy H04A - Land at Tothill Street, Minster		As covered by H04a and H04b	
Policy H04B - Land at Manor Road, St Nicholas at Wade		As covered by H04a and H04b	
Policy H04C Land at 71-75 Monkton Street, Monkton		As covered by H04a and H04b	
Policy H04D Land at Walter's Hall Farm, Monkton		As covered by H04a and H04b	
Policy H04E Land south side of A253, Cliffsend		As covered by H04a and H04b	
Policy H04F Land north of Cottington Rd, Cliffsend		As covered by H04a and H04b	
Policy H04G Land south side of Cottington Rd, Cliffsend		As covered by H04a and H04b	
Policy H05 - Rural Housing Need		Policy is covered by option 10i; as described and within Policy SP18 earlier in the table.	
Policy H06 - New agricultural dwellings		As covered by Policy E19. 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.	
Policy H07 - Care and Supported Housing	H07a Policy as described in the document H07b No policy	Adoption of the policy would undoubtedly increase the provisions and facilities available across the region. As such levels of deprivation and access to healthcare would improve whilst it also indirectly provides the opportunity for employment. 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. A no policy support adoption 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	H08a Accessible Homes H08b No policy	By adopting the 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.	
Policy H09 - Non self-contained residential accommodation	10k Retain criteria based policy for Homes in Multiple Occupation 10l Restrict Homes in Multiple Occupation in certain areas 10m Identifying a particular concentration of HMOs which would be unacceptable in an area and restrict through policy Policy option H09 – as disclosed in policy document.	The scale and type of impact across the policy options does not vary given the similarities as explained. As such adoption of any policy option will induce sustainability across Thanet. Policy option H09 would yield a controlled impact across the region without fully restricting HMO locations. 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 more specific in detail and guidance in comparison to the other options as it allow a controlled utilisation of the whole Thanet area as opposed to specific locations.	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 programmes (as in the case of the area covered by Cliftonville development plan document). No restriction on numbers/concentration - 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

Policy	Options	Justification for policy choice	Reason for not choosing other options
			HMO's in any area beyond which harm would be expected to arise.
Policy H10 - Accommodation for Gypsy and Travelling Communities	<p>Policy option 10n - Criteria used to consider potential sites to include impact on surrounding uses and access to facilities (e.g. schools, jobs, healthcare)</p> <p>Option 10o – No policy adoption</p>	<p>Adoption of policy 10n 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. Option 10n provides greater sustainability than option 10o as the latter could allow unrestricted developments that may be to the detriments of local services and facilities.</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>Allocating sites on set 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>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 included to safeguard the interests of the gypsy, traveller and settled community</p>	<p>No policy or policy based on alternative criteria - 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 peaceful co-existence with the settled community.</p>
Policy H11 - Residential use of empty property	<p>H11a Residential use of empty properties</p> <p>H11b No policy</p>	<p>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 be, brought into residential use.</p> <p>Under policy adoption there is specific requirement that developments must not conflict with another policy, resultantly all SA objectives are positively met as alternative policies provide positive impacts to the objectives at some point. The policy itself states that developments must be compatible with nearby uses, in turn local infrastructure and services could be developed and enhanced in order to cope with the new residential demand. Subsequently policy adoption acts as an all-encompassing single policy that will be overarching in specificity to housing but will incorporate all other policy benefits for enhanced sustainability.</p>	<p>Alternative option of no policy could discourage proposals or fail to signal that such proposals are generally to be encouraged.</p>
Policy H12 - Retention of existing housing stock	<p>H12a Policy as described in the document</p> <p>H12b No policy</p>	<p>Through policy adoption 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 developed 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 adoption 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</p>	
Policy GI01 – Locally Designated Wildlife Sites	<p>15p Locally Designated Wildlife Sites</p> <p>15q No policy support</p>	<p>Adoption of policy 15p would undoubtedly enhance the protection of wildlife sites. With that said a no policy adoption would not damage such assets due to existing legislation. However by adding local specificity and control through policy 15p adoption would ensure sustainability practices are upheld by new developments with the desire to enhance and connect designated wildlife sites.</p>	

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy GI02 – Regionally Important Geological Sites (RIGS)	15t RIGS 15u No policy	Comparably both options would offer protection to RIGS given that existing legislation is in place to protect such features. However the adoption of a more specific policy option in 15t 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	15p Policy support for wildlife protection sites. 15q No policy support 15r Policy support for protected species 15s Policy support for both protected species and other significant species (GI03).	Adoption of policy 15s 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 adoption would not damage such objectives due to existing legislation. By adopting policy 15s or even 15p or 15r wildlife and protected species protection would meet many SA objectives. An integrated policy would be most appropriate such as 15s.	
Policy GI04 – Amenity Green Space and Equipped Play Areas		As covered by option 16f provision of open spaces and gaps in development (See Policy SP23)	
Policy GI05 – Protection of Playing Fields and Outdoor Sports Facilities	21c Protection of Playing Fields and Outdoor Sports Facilities 21d No policy	Adoption of the 21c option would be most suitable 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 adoption would not actively support the aims of several objectives regularly yielding neutral impacts in comparison to the significant social benefits of adopting policy 21c.
Policy GI06 - Landscaping and Green Infrastructure		The adopted policy has the potential to have positive impacts by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats.	
Policy GI07 - Jackey Bakers	21a Jackey Bakers sports ground 21b No policy	Adoption of the 21a option would be most suitable as it 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 region. This could be through direct employment at the site or even through local business needing extra staff. A no policy adoption would not actively support the aims of several objectives. The overall benefits of the policy outweighs the negatives as the site is not a new build and the environmental effects should not be on a large scale.	A no policy adoption would not actively support the aims of several objectives.
Policy QD01 - General design principles	9a. Maximise development provisions within the existing built up areas of the towns and villages in order to minimise use of greenfield land 9b. Focus on urban areas but with criteria for example to safeguard back gardens / family homes / sites that are not previously developed land. Also covers issue 16t, H01 and QD01. 9c. Focus provision on greenfield sites and aim to restrict housing sites in the urban area to those important for regeneration. 16l incorporation of sustainable drainage systems (covered by CC02) and assessed elsewhere.	All options relate to house building. As such, both options will result in increased unavoidable short term demand for scarce resources. None of the options distinguishes itself as performing better in terms of sustainability (including resource use) and neither point towards a level of refurbishment of existing properties. Development of new housing will bring about construction (short term) and operational waste (long term). Promotion of best practice methods through local policy should help minimise waste streams. Similarly, all three options will bring about growth in housing development which will bring about long term increase greenhouse gas emissions from household activities such as heating, cooking and electricity consumption. Options will all perform better if they are developed with best practice design considered throughout. 9a and 9b are likely to result in positive effects as development is focused away from greenfield land. However, through the remaining options there will be a risk to existing urban habitats. For most SA objectives options 9a and 9b exhibit significant positive effects, whereas for option 9c most are negative. 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	[<i>Thanet doc – Issue 9</i>] 9a - would inevitably compromise factors acknowledged of importance in the NPPF and would not assist urban regeneration. 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.

Policy	Options	Justification for policy choice	Reason for not choosing other options
		<p>are concentrated, and if located near healthcare and educational facilities will affect demand and capacity. Focussing development on greenfield sites increases the likelihood of affecting natural and semi-natural assets. 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>9b – The NPPF generally encourages effective use of previously developed land and focusing development in sustainable locations. At the same time it states the 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. 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. Responses to consultation showed strong consensus for focussing or maximising use of urban area.</p> <p>High quality design and a good standard of amenity can help support the economic strategy and contribute towards a 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>Option 16l has the potential to have a positive impact on the objectives by delivering new development that includes SUDs, which can result in the creation of biodiversity and reduce flood risk.</p>	
	<p>16a – Consideration of impact of development on residential amenity value 16b – Consideration of impact of new development on the character and appearance of surrounding area 16c – Consideration of impact of new development on the compatibility with and impact on neighbouring buildings 16d – Provision of pedestrian/cyclist/vehicle movement in new development 16e – Provision of disabled access 16f – Provision of open spaces and gaps in development 16g – Provision of landscaping and planting, green infrastructure 16h – Provision of wildlife habitats and corridors 16i – Measures to prevent crime and disorder 16j – Integration of public art</p>	<p>Policies 16a, 16b and 16c can help support the economic strategy towards a higher standard of health and wellbeing through high quality design and a good standard of amenity. 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. These options comply with the NPPF, and were supported in the consultation.</p> <p>Policy 16d would help 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 which will contribute to reducing carbon emissions by providing an alternative means of transport as well as health benefits. Both Policy 16d and 16e are supported but considered more appropriate to locate in other sections of the plan.</p> <p>Policy 16f would provide public open space, a commodity Thanet is currently deficient in, as well helping to create pleasant living environments and support healthy communities. 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.</p> <p>Policy 16g will help create high quality areas where people will want to live as well as contribute to the GI network.</p> <p>Policy 16h would improve biodiversity and quality of life for Thanet residents.</p>	<p>Policy 16j received little support and is not considered necessary for the sustainable development of the district.</p>

Policy	Options	Justification for policy choice	Reason for not choosing other options
		<p>Policy 16i would likely have a significant effect in sense of place and peoples general satisfaction and would also likely have apposite effect on new development. 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. Reducing crime and the fear of crime could benefit Thanet economically and in terms of quality of life for Thanet's residents.</p>	
<p>Policy QD02 - Living Conditions</p>	<p>16k provision for clothes drying facilities and refuse disposal/dustbin storage (covered by QD02)</p>	<p>High quality design and a good standard of amenity can help support the economic strategy and contribute towards a 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>Option 16k has the potential to positive impact on the objective by encouraging the natural drying of clothes and providing adequate space for refuse disposal. 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>Policy QD03 – Advertisements</p>	<p>16m Appropriate design and location of advertisements (QD03).</p>	<p>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>	
<p>Policy QD04 – Telecommunications</p>	<p>Policy QD04a – provide telecommunication infrastructure with new developments</p> <p>Policy QD04b – no requirement for telecommunication infrastructure provision</p> <p>Policy QD04c – Telecommunications development as described in policy document</p>	<p>Option 4a or 4c have 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>	
<p>Policy HE01 – Archaeology</p>	<p>17g Support for identification and, where appropriate, protection of archaeological heritage (HE01)</p> <p>17h Support towards positive action in relation to Heritage at Risk</p> <p>17i Criteria based policy for determining applications for buildings which are locally listed (HE03)</p> <p>17j Works to a heritage site to address climate change</p> <p>17k Site specific policies for significant heritage assets with development potential</p> <p>17l No specific heritage policies</p>	<p>The NPPF and NPPG states that local plans should set out a positive strategy for the 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>Options 17g to 17k are the same because they all have the same 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.</p>	<p>17k – Sites will be identified through the forthcoming Heritage Strategy so not 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>
<p>Policy HE02 - Development in Conservation Areas</p>	<p>17a Support for preservation and enhancement of existing Conservation Areas (HE02)</p> <p>16n Continued existing policy protection for Areas of High Townscape Value (D7 in Thanet Local Plan 2006)</p> <p>16o Removal of policy protection</p>	<p>The NPPF states that local plans should set out a positive strategy for the conservation and enjoyment of the historic environment.</p> <p>The policy would have a positive effect 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.</p> <p>[SA Section 9]</p>	<p>[Thanet doc – Issue 16]</p> <p>Option 16o has an adverse effect because it could result in development that detracts from areas of high landscape and townscape quality and value.</p> <p>16o has the potential for adverse effects on the sense of identity of towns and could potentially</p>

Policy	Options	Justification for policy choice	Reason for not choosing other options
	16p Identify areas that are of high townscape value and protect and enhance through policy	<p>Overall comparison of the options. Options 16n and 16p both have the potential to positively impact on this objective by protecting areas of high townscape value. They are also likely to have positive effects on townscape and indirectly on the sense of place, people’s satisfaction with where they live and cultural heritage features.</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.</p>	<p>harm the visitor economy and result in adverse, visual townscape and heritage effects.</p> <p>16n – There is insufficient evidence to justify the designation of the AHTVS and continue policy protection 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 SPD.</p>
Policy HE03 - Local Heritage Assets		See Policy HE01 option 17i	
Policy HE04 - Historic Parks and Gardens (covered by 17d)	<p>17a Support for preservation and enhancement of existing Conservation Areas (HE02)</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 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>Although the 6 options assessed related to different heritage features the significance of their effects are the same because they all have the same 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.</p> <p>The NPPF states that local plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Thanet has a rich heritage and can trace its origins to pre-historic activity. Thanet has approximately 2,500 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>	
Policy HE05 - Works to a heritage asset to address climate change		As covered by Issue 17 option 17j: Works to a heritage site to address climate change	
Policy CC01 – Fluvial and Tidal Flooding		See Policy SP30, Option 14d: Requirement for any development proposed in Flood Risk areas to comply with the requirements in the NPPF (CC01)	
Policy CC02 – Surface Water Management		<p>See Policy SP30, option 14e: Surface water management. (CC02) including SUDs</p> <p>Overall the policy options are comparable in impacts and do not affect many of the SA objectives. All of the options could result in the restriction of housing developments by introducing measures to combat climate change of flood risk. However as such options 14b-14e will aid flood mitigation efforts with option 14b potentially creating jobs by retrofitting programmes but possibly at the expense of local archaeological and architectural integrity. All options will seek to manage flood risk in varying ways but commonly yield similar impacts.</p> <p>Options 16l all have the potential to positive impact on the objectives by delivering new development that includes SUDs, which can result in the creation of biodiversity and reduce flood risk. Option 16k has the potential to positive impact on the objective by encouraging the natural drying of clothes and providing adequate space for refuse disposal</p>	

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy CC03 – Coastal Development		See Policy SP30, option 14c: Restriction of development along the coast where it may be affected by coastal change (CC03)	
Policy CC04 – Sustainable Design	<p>14f Requirement for new development to meet a specific Code for Sustainable Homes (CC04)</p> <p>14g Requirement for new development to incorporate design principles including an layout which minimises use of resources (CC04)</p> <p>14h Requirement for new development to obtain an element of its energy from renewable or low carbon sources (CC04)</p> <p>14i Support for District Heating Systems in suitable and viable locations (CC06)</p> <p>14j Requirement for new developments to incorporate measures to reduce use of private car</p> <p>14k Support for development of solar farms subject to criteria (CC07)</p> <p>14l Support for other forms of renewable energy developments in appropriate locations (CC05)</p> <p>14m Allocation of specific sites which would be suitable for large scale renewable energy development (CC08)</p>	<p>None of the options are likely to have an adverse sustainability effect. Furthermore, they are 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.</p> <p>Support for development of renewables may bring about some employment generation and may also result in regeneration of derelict land.</p> <p>14g – Option complies with NPPF requirements. Considered appropriate to include policy supporting proposals which achieve sustainable design and construction</p> <p>14h – clause considered appropriate for inclusion in a sustainable design policy</p> <p>14i – Meets requirements in the NPPF</p> <p>14k – with appropriate clauses relating to visual and environmental impact</p> <p>14l – complies with the NPPF</p> <p>14m – Part of Richborough is already being developed as an energy park so a local plan allocation would support any further applications</p>	<p>14f – this option is considered appropriate until such a time that it is replaced by a new government national standard, therefore appropriate as informative text rather than policy</p> <p>14j – this is an issue that is addressed fully in other parts of the plan</p>
Policy CC05 – Renewable energy installations		See Policy CC04, Option: 14l Support for other forms of renewable energy developments in appropriate locations (CC05)	
Policy CC06 – District Heating		See Policy CC04, Option: 14i Support for District Heating Systems in suitable and viable locations (CC06)	
Policy CC07 – Solar Parks		See Policy CC04, Option: 14k Support for development of solar farms subject to criteria (CC07)	
Policy CC08 – Richborough		See Policy CC04, Option: 14m Allocation of specific sites which would be suitable for large scale renewable energy development (CC08)	
Policy SE01 - Potentially Polluting Development	<p>15a – Policy to control polluting development (SE01).</p> <p>15b – No specific policy</p>	<p>Option 15a is more likely to result in beneficial effects than Option 15b because, by the use of criteria, it would allow the District to control polluting development through the planning system.</p> <p>Discussions with Environmental Health concluded that a policy is necessary as the potential release of pollutants as a result of development is a material consideration in planning decisions.</p> <p>15a meets the requirements of the NPPF.</p>	<p>15b – Without a policy it would be more difficult to incorporate pollution control in the planning process</p>
Policy SE02 - Landfill Sites and Unstable Land	15e - Policy to control development on unstable and derelict land	These options are only likely to affect the use / development of previously developed land (PDL). A beneficial effect is predicted for 15e and Policy SE02 because they will ensure that developers have better understanding of the	15f – Without a policy it would be more difficult to incorporate land stability issues in the planning process.

Policy	Options	Justification for policy choice	Reason for not choosing other options
	15f- No specific policy Policy SE02 – Landfill site and unstable land.	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 is particularly important in area with a dynamic coastline. Discussions with Environmental Health concluded that a policy is necessary as there are areas where land stability is likely to be an issue. Policy meets requirements of the NPPF & reduces risk to the public.	
Policy SE03 - Contaminated Land	15c Policy to control and mitigate development on contaminated land (SE03). 15d – No specific policy	Both options have neutral impacts. Option 15c would seek to control development on contaminated land / require remediation to be carried out before development can commence. However other legislation would require developers to remediate their sites. 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. 15c could have indirect health benefits and without a policy there would be a greater risk to health. 15c meets requirements of the NPPF.	15d – Without a policy it would be more difficult to incorporate the remediation of a potential development site in the planning process Both options could deter development on pdl if a developer can build on cheaper, cleaner greenfield.
Policy SE04 - Groundwater Protection	15m - Policy restricting development that would detrimentally impact groundwater 15n – No specific policy	15m – Groundwater from underground chalk rock is used to supply water for drinking, agriculture, horticulture and industry. Policy necessary as groundwater is extremely vulnerable to contamination as substances are able to pass rapidly through the thin soils and natural fissures. Option 15m could potentially help to protect ground water resources. 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.	15n – No specific policy could result in development being permitted that pollutes the groundwater. Once the chalk and groundwater is contaminated it can take decades to clean up. However groundwater is protected by other legislation so it is uncertain whether 15n would actually result in detrimental effects.
Policy SE05 - Air Quality	15g – Policy to control polluting development (SE05). 15h – No specific policy	Option 15g is more likely to result in beneficial effects than Option 15h because, by the use of criteria, it would allow the District to control polluting development through the planning system. It allows the control of development in AQMA so will improve air quality and indirectly contribute towards improving the health of residents within the AQMA. Discussions with Environmental Health concluded that a local plan policy will help in implementing the Air Quality Action Plan to address the 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.	15h- Without a policy the necessary links between planning, new developments and the Air Quality Action Plan would not be apparent and Thanet’s air quality would deteriorate.
Policy SE06 - Noise Pollution	15i - Policy to control and mitigate against unacceptable noise. 15j No specific policy	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. Option 15i could potentially result in a positive impact on meeting this objective by protecting residents from unacceptable noise. However noise legislation existing to control noise levels and this would result in the same positive impact. 15i could have indirect positive effects by reducing the stress and adverse effects noise can have on quality of life.	15j – Without a policy there would be no levels against which noise must be assessed

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy SE07 – Noise Action Plan Important Areas	15o Policy in support of Noise Action Plan Important Areas (SP07)	Adoption of option 15o would provide a local specific plan to mitigate noise pollution in the form of a Noise Action Plan which would subsequently ensure the fulfilment of the Environmental Noise Directive.	
Policy SE08 – Aircraft Noise	20a Aircraft Noise 20b Policy as documented regarding noise attenuation in residential areas 20c No policy	The selection of policy option 20a or 20b would yield the greatest benefits. 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. Through not utilising a policy there is the potential for unknown public response to the potential development and there is a lack of control in knowing if the desired results can be achieved. As such selection of either 20a or 20b option or a combination is most appropriate.	
Policy SE09 – Aircraft Noise and Residential Development	15i Aircraft noise and residential development. 15j No policy.	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 The selection of policy option 15i would yield the greatest benefits. 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. Through not utilising a policy there is the potential for undesirable developments to be built which would not be sustainable or viable. 15i could have indirect positive effects by reducing the stress and adverse effects noise can have on quality of life.	15j – Without a policy there would be no levels against which noise must be assessed
Policy SE10 - Light Pollution	15k - Policy support for controlling light pollution 15l No specific policy	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 Option 15k could potentially result in a positive effects on how satisfied people with where they live (by reducing the level of nuisance that light pollution can cause). It could also have visual and landscape impact benefits and could also help to reduce light pollution effects on protected species.	15l – Without a policy there would be no standards against which lighting levels must be assessed.
Policy CM01 – Provision of New Community Facilities		See Policy Policy SP32 – Community Infrastructure as Covered by option 18c	
Policy CM02 – Protection of Existing Community Facilities		See Policy Policy SP32 – Community Infrastructure as Covered by Issue 18 option 18a	
Policy CM03 - Expansion of Margate Cemetery	18h Policy support to expand Margate Cemetery. 18i Policy support to expand Minster Cemetery. 18j Policy support for dual cemetery expansion. 18k No policy support	Adoption of either options 18h or 18i would yield positive results.	Increased success and positivity would be seen with the dual expansion under option 18j and would be most recommended.
Policy CM04 - Expansion of Minster Cemetery		See Policy CM03 option 18i Policy support to expand Minster Cemetery.	

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy TP01 - Transport assessments and Travel Plans	16d provision of pedestrian (TP02)/cyclist(TP03)/vehicle movement in new development(TP01) and (QD01) 16e provision for disabled access (QD01).	Policy considered appropriate as promoting sustainable travel modes consistent with NPPF. Alternative of no policy might undermine ability to effectively incorporate these considerations in dealing with development proposals. Options 16d, 16e both have the potential to positively impact on the objectives by delivering new development that has good connectivity for pedestrians and considers disabled access.	
Policy TP02 - Walking		See Policy TP01 as covered under option 16d. Options 16d, 16e both have the potential to positively impact on the objectives by delivering new development that has good connectivity for pedestrians and considers disabled access. Policy considered appropriate as promoting sustainable travel modes consistent with NPPF. Alternative of no policy might undermine ability to effectively incorporate these considerations in dealing with development proposals.	
Policy TP03 - Cycling	TP03a Cycling. TP03b No policy.	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 Borough. 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. However under a no policy adoption the status quo would ensue and the effects would largely be neutral.	
Policy TP04 - Public Transport	TP04a – Public transport support as documented in local plan. TP04b – No policy support	Adoption of the policy to support the growth and active investment into public transport provisions has the largest potential to yield significant positivity. It 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. Policy considered appropriate as promoting sustainable travel modes consistent with NPPF.	Alternative of no policy might undermine ability to effectively incorporate/support sustainable travel modes in dealing with development proposals. A no policy adoption would not alter the status quo and as such would not actively seek to improve the public transport network.
Policy TP05 – Coach Parking		Policy considered appropriate in order to safeguard and augment coach parking facilities to support Thanet's visitor economy.	Alternative of no policy could result in existing and proposed coach parking areas being lost to alternative development.
Policy TP06 – Car Parking		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.	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.
Policy TP07 - Town Centre Public Car Parks		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.	Alternative of no policy could lead to proposals eroding sufficient and suitably located provision.
Policy TP08 - Freight and service delivery		It is clear that policy adoption would add sustainability to the local district as it would ensure correct business functioning by ensuring access and effective delivery of good and services by ensuring new developments accommodate off street servicing. In turn the policy will promote business activity by ensuring that goods and services are deliverable.	Alternative of no policy could result in conflict with safe and convenient movement in the vicinity.

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy TP09 - Car parking provision at Westwood		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.
Policy TP10- Traffic Management	TP10a Policy as documented regarding safe and sustainable travel. TP10b No policy.	Policy considered appropriate expression of support and consistent with 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. Incorporating the local specific plan regarding traffic management would add an additional layer of protection to the region and ensure traffic management measure are implemented with the best interests if the local community at the core.	

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Thanet District Council
New Settlement Mitigation Study
Summary Report

REP/228764/001

Issue | November 2016

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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1 Introduction

Since 2013, Ove Arup & Partners Limited (Arup) has been supporting Thanet District Council (TDC) in undertaking a Sustainability Appraisal (SA) of the emerging Thanet District Local Plan. As part of the emerging Local Plan, the way in which housing provision is to be addressed is an important issue for Thanet and its residents, due to its unique coastal setting and rural environment.

The concept of a new settlement to address housing demand was put forward as part of the Local Plan Issues and Options consultation in the summer of 2013. As limited details regarding a new settlement option were known at this time, the option performed poorly within the sustainability appraisal as there would be a high level of greenfield development requiring additional infrastructure and public transport investment in order to function. In addition, public support for a greenfield approach to housing was low. As such, the poorly performing option was discounted as a viable solution to addressing Thanet's housing demand.

Since the Issues and Options consultation, additional housing demand has been identified within Thanet resulting in a need to review the preferred housing strategy. For completeness, it was decided that a review of a potential new settlement option should be undertaken, but exploring the opportunity to implement robust mitigation in order to facilitate as sustainable new settlement scenario as possible.

This report explores the potential ways that a new settlement option could be implemented in a sustainable manner in order to improve performance against the sustainability objectives adopted for the Local Plan sustainability appraisal. The contents of this report are:

- Section 2 – a review of the existing new settlement option and the need for re-evaluation
- Section 3 – a literature review reporting the way in which new settlement policies have been progressed through local plans and the mitigation they incorporate
- Section 4 – key mitigation measures that should be incorporated as part of a new settlement option
- Section 5 – an indication of how a range of new settlement options might perform against the sustainability appraisal objectives, assuming that key mitigation measures are implemented.

2 New Settlement Option

2.1 Local plan option (2013)

In 2013, TDC identified the potential for a new settlement option to be considered as part of a viable solution to housing demand in Thanet. This was in response to Issue 9 of the Issues and Options Consultation¹, which asked for comments on the ‘broad approach to the location of future homes’.

Issue 9 sought the views on a number of options relating to using previously developed land for housing; how greenfield housing should be accommodated; and where greenfield housing should be accommodated. These options are outlined in Table 1 below

Table 1: Issue 9 – housing options

Emphasis on previously developed land	How greenfield element should be accommodated	Where greenfield element should be accommodated
9a. Maximise development provisions within the existing built up areas of the towns and villages in order to minimise use of greenfield land.	9d. A single location	9g. Adjoining the urban area
9b. Focus on urban areas but with criteria (please state) for example to safeguard back gardens / family homes / sites that are not previously developed land.	9e. At a small number of locations	9h. Adjoining the villages
9c. Focus provision on greenfield sites and aim to restrict housing sites in the urban area to those important for regeneration.	9f. At dispersed sites	9i. Freestanding countryside sites
		9j. In the Green Wedges
		9k. Housing in the form of a new settlement

During the review of consultation responses, it was evident that there was public concern with the concept of a housing strategy based on a new settlement (option 9k). Very few responses to Issue 9 supported the concept of greenfield development, whilst the majority of responses advocated the development of existing urban areas with limited settlement expansion

2.2 Sustainability appraisal performance

Table 2 highlights the Sustainability Appraisal (SA) performance of the new settlement option as reported in the Interim SA Report². The SA objectives represent those used in the interim assessment of options. The assessment text includes statements where there were specific impacts associated against

¹ Thanet District Council (2013) Thanet's New Local Plan - Options consultation

² Arup (2013) Local Plan – Issues and Options: Summary Interim Sustainability Appraisal Report

individual objectives, as well as statements where text is common amongst all options relating to future homes. The latter is identified in Table 2, where text refers to ‘options’.

Table 2: Sustainability appraisal performance of option 9k (Housing in the form of a new settlement).³

SA Objective	9k Housing in the form of a new settlement
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need.	Permanent, Direct and Indirect ST/LT + These options would lead to new development in different areas. As such, there will be some effect on the housing market and the supply of different types of housing.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	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.	
4. To increase public safety and reduce crime and fear of crime.	
5. 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 -- A new settlement could be located away from existing facilities and services and could also result in the greater reliance on private car use to access services
6. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	
7. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Unknown ? These options are strategic in nature; as such the effects on communities cannot be predicted at this stage. There will be some impact on existing and new communities, but this is likely to vary significantly according to where the development is, it’s design etc.
8. 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 and Indirect ST/LT + All options will bring about house building which in turn will bring about construction employment. Indirectly by supporting housing development there will also be greater pool of potential employees to support economic growth.
9. To ensure the sustainable development of the proposed economic growth and encourage industrial and employment	Permanent, Direct and Indirect ST/LT + All options will bring about house building which in turn will bring about capital spending,

³ Objective 5 and Objective 16 provided duplication of traffic related objectives. The two objectives have been rationalised into one objective for the Sustainability Appraisal and the assessment of new settlement options against the sustainability appraisal objectives.

SA Objective	9k Housing in the form of a new settlement
development at key sites within the District to support priority regeneration areas.	demand along the supply chain and construction employment. As described above the options will also, indirectly, support the economy over the long term by helping to create a larger pool of potential employees.
10. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent, Direct LT - All greenfield development has the potential to result in the loss of natural and semi-natural landscape features and as a result they all have impact on natural and semi-natural resources.
11. 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 - - All options will result in development of greenfield land. No information exists on development density, housing mix and/or re-use of derelict land.
12. To ensure that a sustainable pattern of development is pursued.	Permanent, Direct ST/LT - - A new settlement could be located away from existing facilities and services and could also result in the greater reliance on private car use to access services
13. 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 -/? Assuming that development is likely to increase the risk of impact on the countryside and other sensitive landscapes; a minor negative effect is anticipated. However it should be noted that a more effective assessment of effects can be undertaken as part of the site allocations process.
14. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Unknown ? This cannot be assessed effectively at the district wide scale.
15. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent, Direct LT - /? All developments have the potential to result in adverse effects if vehicle movements result in greater emissions from private vehicles.
16. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles. (also included as social and economic objective)	Permanent, Direct ST/LT - - A new settlement could be located away from existing facilities and services and could also result in the greater reliance on private car use to access services
17. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	
18. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent, Direct ST/LT -/? All options bring about new housing development. Development of new housing will bring about construction (short term) and operational waste (long term).

SA Objective	9k Housing in the form of a new settlement
19. To ensure development within the District responds to the challenges associated with climate change.	<p>Permanent, Direct LT -/?</p> <p>All three options will bring about growth in housing development which will bring about long term increase greenhouse gas emissions from household activities such as heating, cooking and electricity consumption. The option to build on dispersed sites will also bring with it an increased need to travel. Indirect impacts associated with travel could come about if housing developments are placed away from local centres and existing public transport links.</p>
20. 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	<p>Neutral 0</p> <p>It is assumed that development would only be permitted in line with Environment Agency guidance and NPPF, where it can be proven that development is not at risk of flooding, and where it does not increase the risk of flooding elsewhere</p>
21. To conserve and enhance biodiversity.	<p>Permanent, Direct LT -/?</p> <p>It is assumed that development on greenfield sites will increase the risk of negative impact on ecological assets across Thanet. Development across dispersed sites is likely to increase this risk. However these effects are site specific and cannot be effectively assessed at this level.</p>
22. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	N/A
23. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent, Direct ST -/?</p> <p>All options relate to house building. As such, both options will result in increased unavoidable short term demand for scarce resources. None of the options distinguishes itself as performing better in terms of sustainability (including resource use) and neither point towards a level of refurbishment of existing properties. All options will bring about higher levels of resource use through house building.</p>
24. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Permanent, Direct ST/LT -/?</p> <p>All options relate 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. 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>

From looking at the assessment of the new settlement option, it is clear that effects are polarized as either positive or negative, with few unknowns.

Positive effects were generally those relating to socio-economic sustainability objectives. This includes **housing supply**, where a new settlement option provides

a case for large scale development that includes a mix of tenures and types, providing the opportunity for integrating housing needs within a new community. Additionally objectives relating to **employment** and **economic growth** would also experience positive benefits, primarily linked to the construction industry, but also linked to the increase in employment pool available locally and within the south east region.

Unknown effects were predicted in relation to the objective concerning the creation of vibrant balanced communities, as the outcome effects would depend greatly on the location and design of any new settlement.

Neutral effects are predicted in relation to **flooding and coastal erosion**, as it is unlikely that a new settlement will be located in an area deemed to be at risk from these processes.

Negative effects were likely to be realised by those sustainability objectives with an environmental focus, related to infrastructure and those with a land use context. In relation to providing **sustainable public transport networks**, developing **key sustainable transport links** and ensuring a **sustainable pattern of development** is pursued, negative effects are likely to be experienced due to the location of a new settlement in relation to existing facilities and services, notably those in Margate, Broadstairs, Ramsgate and Westwood Cross.

The quality of Thanet's natural, semi-natural and street scene environments are likely to be affected by all types of greenfield development (including the new settlement option), which may affect the **tourist economy** within the area. Thanet's **landscape and townscape** quality may also suffer from all housing options, though the effects would be dependent on detailed design and ultimate site allocations. As with all other options, new housing developments are likely to increase private car use in the area, resulting in detrimental effects on the areas **air quality**. This might be realised more through a poorly located new settlement option. The effects on objectives relating to **waste, climate change, resource consumption** and **energy efficiency** are negative and are dependent on absolute numbers of new housing rather than the location of them. The **biodiversity** of Thanet is also likely to be detrimentally affected due to the types of areas required for implementing a new settlement option being large, open and predominantly greenfield.

2.3 New Settlement Re-evaluation

Based on the information available at the issues and options stage of the local plan process, it is understandable why a new settlement option was assessed poorly. However, given that the required housing provision within Thanet has been increased from 12,000 to 15,660 as a result of the revised Strategic Housing Market Assessment (SHMA)⁴, more detailed assessment of the new settlement option has been requested based on the location of indicative sites and the potential for incorporating mitigation. The purpose is to see if, and how, a new settlement option could be developed in a more sustainable manner.

⁴ GL Hearn (2016) Thanet Strategic Housing Market Assessment

The location of indicative sites has been provided by TDC's Strategic Housing Land Availability Assessment (SHLAA) and omission sites, whilst mitigation that could benefit a new settlement option has been identified from a literature review that has covered specific stages of the SA and local plan processes. This review is reported in section 3.

3 New Settlements – Literature Review

For this literature review, four stages of the planning of a new settlement were reviewed, from the SA of options and the SA of policy text, to the implementation via adopted policies, and masterplanning. These cases were located in England and Scotland and ranged from 2005 to 2016. Most plans involved entirely new rural settlements, such as Northstowe in South Cambridgeshire⁵, while some were large developments bordering established towns and villages that would function as self-contained new settlements, such as the West of Stonehouse development in Stroud⁶. In most cases, a new settlement was considered alongside other strategies to meet housing demand, such as expanding villages or increasing housing density in town centres.

As expected, each SA covers three broad themes: economic, social, and environmental performance. Within environmental performance there are many specific sub-themes, the most common being ecology, flood risk, transport, emissions, climate change resilience, air quality, noise, and heritage.

The first stage of planning studied was the issues and options SA stage of Local Plan preparation. At this stage, many policy options are compared, thus there is a low level of certainty in the details of the new settlement (for example: settlement size and location, design and density of housing), which results in a very high level assessment. Once the policy option has been chosen, another SA is undertaken to add detail to previous findings. Once the findings of the SA have been incorporated into the draft policy, the finalised policy should include details of the new settlement and measures to ensure any development that takes place is sustainable. Finally, once a masterplan is devised for a new settlement, more detailed site specific measures can be included to mitigate and enhance any sustainability issues.

In the earliest stages of a local plan, most new settlements share many common poorly performing sustainability themes, many of which could be improved with careful mitigation once more detail is known about the new settlement. The main issue with new settlements to meet housing targets, is their long lead times - for many local councils, the new settlement will only be fully established after the local plan period. Linked to this is the significant infrastructure investment required to provide utilities, transport, and facilities to the new housing. If the new settlement does not provide all the facilities required to be self-sufficient, it may put additional pressure on already pressured nearby town centres, as is the case for the new settlement options in Lichfield⁷, as well as increasing travel via private car. Any increase in private car use has negative implications for local noise and air quality, which would exacerbate air quality issues if the new settlement was located in an Air Quality Management Area, such as in Aylesbury Vale⁸. This infrastructure investment is especially large if the new settlement is planned on

⁵ Cambridge City Council (2014) Sustainability Appraisal of the Cambridge Local Plan

⁶ Stroud District Council (2015) Stroud District Local Plan

⁷ Lichfield City Council (2014) Sustainability Appraisal: Submission Local Plan Strategy (including EiP Modifications)

⁸ Lepus Consulting (2015) Sustainability Appraisal of the Aylesbury Vale District Council Issues and Options Consultation. Reasonable Alternatives SA Report

greenfield land. Most councils aimed to utilise brownfield land for new settlements, however some councils have very little brownfield land to build on, such as in Wealden⁹. Building on greenfield land brings several adverse environmental impacts; firstly the new settlement would likely have an adverse effect on views and the local landscape (as the character changes from rural to urban), and may have in-combination effects on the setting of heritage assets. Building on greenfield land would also adversely affect ecology by decreasing connectivity and removing habitat. In addition, greenfield land normally has little artificial light, so a new settlement would introduce light pollution and adversely affect nocturnal wildlife. Finally, if the new settlement is located near a sensitive ecological area, it may have a detrimental effect on the habitat either directly, for example increased recreational use and encroachment, or indirectly, for example increased nitrogen deposition on the Ashdown Forest SSSI in Wealden.

Conversely, there are many sustainability themes where a new settlement can perform well. The main advantage of planning an entire new settlement is the ability to design in sustainability from the outset. This is supported by economies of scale which allow green technologies like district heating, renewable energy, and recycling facilities to become viable. This also applies to community, health, and education facilities as well as employment opportunities, which could serve both the new settlement and the wider area, improving access to essential services where there may be a deficiency. This has the indirect effect of enhancing the rural economy as well. Furthermore, focussing development on a new settlement would alleviate development pressure on historic towns and villages, as is the case in Uttlesford¹⁰. The housing provided in the new settlement should also include affordable housing and specialty housing as part of the masterplan. During planning, education facilities and employment can be strategically placed close to housing and green transport can be prioritised in the settlement design to promote use of sustainable transport. To encourage outdoor activity and walking as a mode of transport, green infrastructure should be used which would also serve as ecological mitigation and enhancement, especially if habitat corridors were planned. Finally, landscaping could be used not only for visual amenity, but also as part of Sustainable Drainage Systems (SuDS) to reduce flood risk and encourage water efficiency.

The preparation and implementation of a local plan provides an opportunity to address crime, fear of crime and safety as part of the local policy agenda. A strong commitment to address crime and safety ensures potential developers consider these issues appropriately, contributing to more sustainable communities. Within the Uttlesford Local Plan¹¹, the concept of designing safe new settlements extended to the consideration of the community safety and ability to reduce anti-social behaviour as part of a general design policy.

Specific mitigation measures were given mostly during the adopted policy and masterplan stages of planning. Here the location and some details were known of the new settlement, which allowed for more specific mitigation measures to

⁹ Wealden District Council (2015) Wealden Local Plan Sustainability Appraisal Report – Part A

¹⁰ Uttlesford District Council (2015) Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)

¹¹ Uttlesford District Council (2005) Uttlesford Local Plan

improve the SA result. Most improvements related to the design and planning of the settlement to proactively enhance sustainability themes. Regarding location of the new settlement, the most sustainable locations were those on brownfield land close with some existing transport infrastructure, such as on an old airfield in the case of Long Marston Airfield in Stratford-upon-Avon¹², or near a transport hub, such as a main line station in the case of Winchfield in Hart¹³. Additionally, including a settlement buffer while planning is beneficial to prevent sprawl and protect habitat. In addition to existing transport, public transport and active transport paths should be developed to sustainably link the new settlement to other settlements or transport hubs, and reduce private car use.

During early planning, consideration should be given to the integration of green technologies into the new settlement, such as renewable energy and district heating. Waste minimisation measures and recycling should also be included in both construction and design, such as on-site recycling facilities and sustainably sourced construction material, as in the masterplan guidance for Gaydon-Lighthorne in Stratford-upon-Avon¹⁴. When planning residential areas, energy efficiency, low carbon living, and climate change resilience should be prioritised in terms of neighbourhood layout and housing orientation and design, as given in the Blindwells Development Framework for East Lothian Council¹⁵.

Green infrastructure and green spaces would also benefit the new settlement in terms of well-being and ecology, as well as being able to provide visual and noise mitigation, such as from the A1 (T) in East Lothian. The green infrastructure should retain established habitat where possible (e.g. mature trees, hedgerows, and ponds) and increase habitat connectivity via habitat corridors. If habitat is lost due to development, compensatory habitats should be provided on-site for protected and priority species, as in the case of Great Crested Newts for the North Cheshire Growth Village¹⁶. Green space provision can also contribute to SuDS as flood storage and drainage areas, and be incorporated into water efficiency measures and flood pathway planning, as in the West of Stonehouse development in Stroud.

If the new settlement is planned for greenfield land, the character of the new settlement should aim to reduce the impact on the landscape by designing a town sympathetic to the local form, and with planned views both to and from the settlement, as given in the Vision for Long Marston Airfield in Stratford-upon-Avon. The town design should also aim to reduce the impact on the setting of heritage assets, such as the Grade I listed Crewe Hall near the South Cheshire Growth Village.

Due consideration to reducing waste, including requirements for new settlements to provide appropriate measures for waste collection and disposal, are often identified within the local plans. For example Lichfield, specifies that waste

¹² Nathaniel Lichfield & Partners (2014) Long Marston Airfield New Settlement

¹³ Hart District Council (2014) Sustainability Appraisal (incorporating Strategic Environmental Assessment) of Housing Development Options

¹⁴ Stratford-upon-Avon District Council (2015) Land at Gaydon/Lighthorne Heath. Supplementary Planning Document

¹⁵ East Lothian Council (2010) Development Framework for Blindwells New Settlement

¹⁶ Cheshire East Council (2013) Shaping Our Future – A development Strategy for Jobs and Sustainable Communities

management facilities should be provided in suitable locations. This can extend beyond household waste collection, and incorporate the expectation to minimise waste generation. Where the local plans don't provide initial provision for related matters, the SA often provides recommendations for such like measures to be incorporated into the local plan policies, for example Hart District.

Overall, the many poorly performing sustainability themes are linked to the location of the settlement, especially if it is on greenfield land. Furthermore, transport remains a complex topic for a new settlement, because of the need to maximise sustainable transport without constricting private car use. The main advantage of a new settlement is the ability to design sustainability into the settlement fabric in terms of green technology, climate change resilience, flood risk, ecology, well-being, and resource efficiency. Although there is great opportunity to create a sustainable settlement, the large infrastructure investment required and long lead times are unavoidable.

4 Key Messages and Mitigation

4.1 Introduction

From the literature review undertaken as part of this study, it was evident that consistent themes were

- Transport and access;
- Amenity;
- Housing; and
- Physical environment.

The mitigation relevant to these themes is outlined below in sections 4.2 to 4.5 below.

4.2 Transport & Access

- M1. **Public Transport** – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood Cross.
- M2. **Alternative Transport** – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes including walking / running and cycling. This would increase accessibility to existing centres, increase the viability of site development and enable air pollutants deriving from a particular development to be minimised.
- M3. **Public Access** – Public rights of way footpaths should be retained (especially routes of historic importance) or diverted as these will be of community / local importance.

4.3 Amenity

- M4. **Site design** – The development should ensure that construction / operation impacts do not adversely affect existing residential amenity, and layout of the site and any associated houses/buildings maximise opportunities provided by the local micro-climate such as those relating to daylight and wind.
- M5. **Landscaping** – It would be beneficial to ensure an attractively landscaped stand-off between main roads and new settlement for noise attenuation and to help create an inclusive and attractive environment.
- M6. **Green Corridors** – A green ‘buffer’ should be provided if the new settlement is too close to a neighbouring settlement. This should be incorporated as part of the design process.

- M7. **Green Infrastructure and Open Spaces** – the development should promote urban greening and protection and planting of trees by integrating green infrastructure into design, increasing the amount and quality of open spaces and improving access to existing formal and informal open spaces and facilities.
- M8. **Site suitability** – Site suitability assessments for air quality and noise should be undertaken to inform settlement development.

4.4 Housing

- M9. **Housing Mix / Tenure** – Ensure that a mix of housing types is provided to address local needs – need affordable provision, not offsetting in other areas.
- M10. **Housing Mix** – Consider housing above retail, and other facilities could be encouraged to reduce land take / maximise development opportunities.
- M11. **Housing Design** – The development should incorporate sympathetic, modern and novel designs where appropriate to create new and exciting landscapes and townscapes.
- M12. **Security and Safety** – The development should be designed to be safe, minimise the potential for crime and anti-social behaviour and provide for a mix of uses and natural surveillance of streets and spaces.

4.5 Physical environment

- M13. **Surface Water Run-off / Drainage** – If feasible, the use of grey water systems in place of grid connections could be encouraged.
- M14. **Biodiversity** – Ensure that settlements avoid any priority species / habitats, or incorporate them as protected features within overall site plans.
- M15. **Materials and Waste** – careful choice and use of building materials to reduce the generation of waste and help ensure a high quality external environment and healthy internal environment.

5 New Settlement Options

During February 2016, the requirement for approximately 3,660 additional homes to be included as part of the Thanet Local Plan led to TDC revisiting previous options for housing growth. The potential for a new settlement growth scenario was identified, dependant on the sustainability issues identified with Option 9k as part of the issues and options stage of the sustainability appraisal process could be addressed.

The locations of potential new settlement options were identified from sites previously brought forward as part of the TDC SHLAA as well as additional sites that may become available. The locations of the proposed new settlement options are reported below.

5.1.1 NS1

An approximate 68hectare site, bordered by the A299 Hengist Way and Manston Airport to the north; Grinsell Hill and the Lanes, which are unclassified roads, to the south; Laundry Road (an unclassified road) to the west; and agricultural fields to the east. The site consists of a number of agricultural field units and a small number of residential properties on two roads that transect the site, Way Hill and Wayborough Hill. The Wayside Caravan Park is located to the southern perimeter of the site.

5.1.2 NS2

An approximate 34hectare site, located to the west of Manston Airport and north of Minster. The site is bordered by the A299 to the south; agricultural field units to the north; the B2190, Minster Road and the Manston Park business estate to the east; and additional agricultural field units and the village of Acol to the west and north west. The northern part of the site is traversed by Minster Road.

5.1.3 NS3

A site of approximately 95hectare in size, located to the north of Manston Airport to its western end. Bounded by Spitfire Way to the south; Manston Park Business Estate and agricultural field units to the west; agricultural field units and light industrial land to the north; and the site of the former RAF Manston to the east. The site is predominantly green fields, but is split into four sections by Manston Road running north west to south east and Alland Grange Lane running north to south. There are a small number of residential properties located within the site boundary, along with some light industrial units.

5.1.4 NS4

An approximate 60hectare site, situated to the east of site NS3, with which it shares a border. Manston Road runs along the southern and western edges of the site; Manston Court Road is located east of the site. Occupying the majority of the site is grassland and agricultural land, with a small section of airport runway from

Manston Airport taking up a large section of the site also. In the south west corner of the site, near Spitfire Way there are two museums, the R.A.F. Manston Museum and the RAF Manston Spitfire & Hurricane Memorial Museum. A number of residential properties are located along the eastern edge of the site as well as holiday accommodation.

5.1.5 NS3 and NS4 overlap

A site of approximately 30Ha in size, located between NS3 and NS4. Manston Road is situated along the south eastern and south western borders of the site. Predominantly, buildings make up the site with the Defence Fire Training and Development Centre lying in the south western corner. Besides buildings, vegetation such as grassland and trees make up the rest of the site along with tarmac for walkways and car parks. West of the site, site NS3 is situated which is predominantly agricultural fields and to the east, site NS4 is located which contains mainly grassland. A residential estate is positioned to the south west perimeter of the site, along Esmonde Drive. More agricultural fields and vegetation lay northwards of this site.

5.1.6 NS5

A site approximately 320hectares, situated to the north of NS1, to the south and east of NS3 (with which it shares a border) and overlaps site NS4. It is bordered by the A299 Hengist Way to the south, and Spitfire Way and Manston Road to the west. The land within the site has previously been used for commercial purposes and is therefore denoted as brownfield. Occupying the majority of the site is Manston Airport, including its runway, which runs in the southern portion of the site. A terminal building, aircraft movement areas and taxiways, and car parking and ancillary facilities associated with the airport are also located within the site, with the remainder of the area covered by scattered areas of improved grassland.

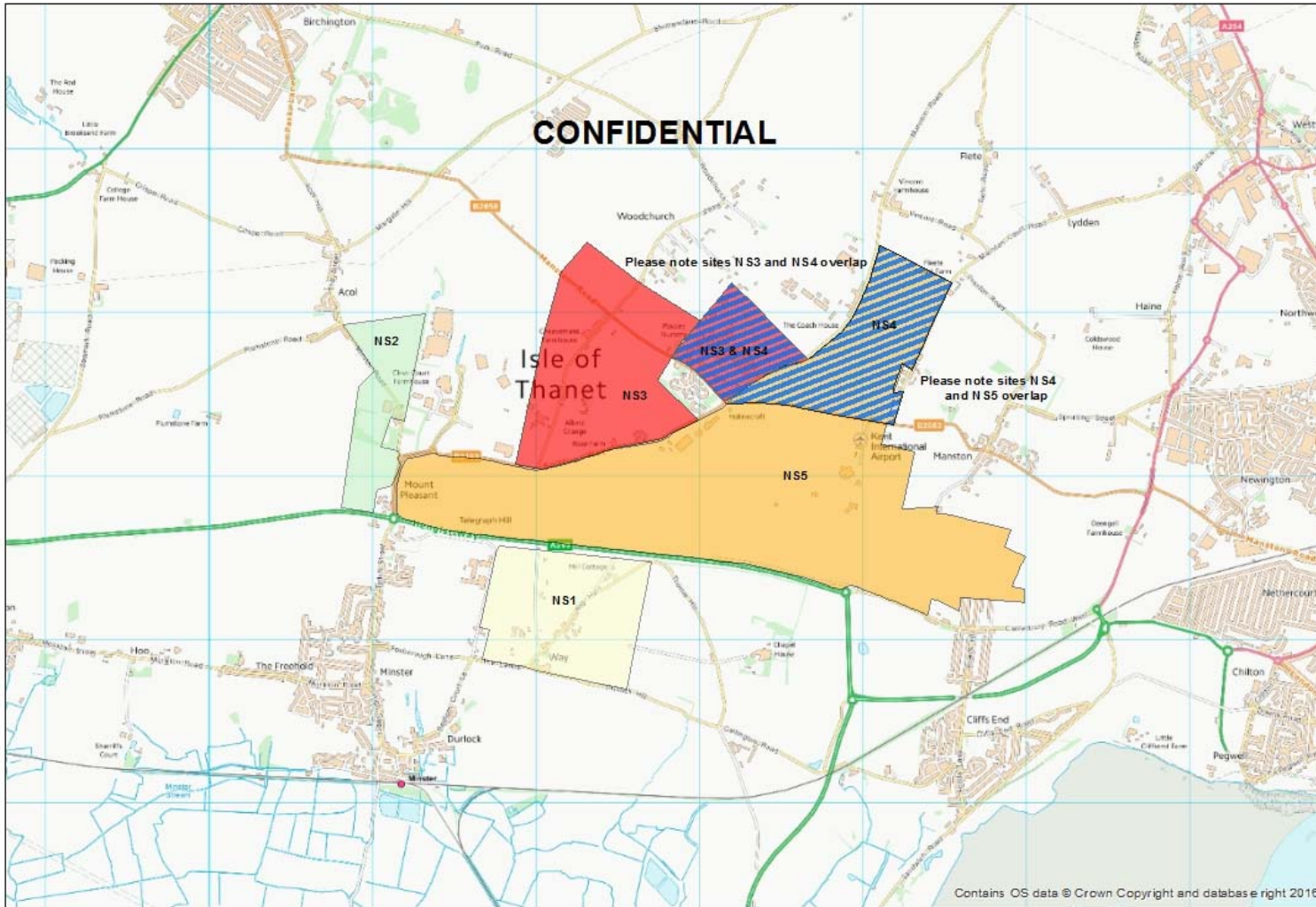


Figure 1: Indicative new settlement options based on sites submitted under the SHLAA process and omission sites

Table 3: Assessment of new settlement options against the sustainability appraisal objectives

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need.	Permanent. Direct. ST/LT +	Permanent. Direct. ST/LT ?	Permanent. Direct. ST/LT +		Permanent. Direct. ST/LT ++	<p>Assumptions regarding additional mitigation:</p> <ul style="list-style-type: none"> Housing Mix / Tenure – Ensure that a mix of housing types is provided to address local needs – need affordable provision, not offsetting in other areas. Housing Design – development should incorporate sympathetic, modern and novel designs where appropriate to create new and exciting landscapes and townscapes. <p>Assessment: Whilst all of the housing sites offer the potential for new build in a manner that promotes housing quality, the reduced site area of NS2 when compared to N1, NS3, NS4 and NS5 could result in either a reduced amount of housing, reduced residual space for other facilities (open space, community facilities, retail) or the reliance on more medium density housing. For NS2 to meet the additional houses required of approximately 3,660 as identified by the SHMA⁴, an overall housing density of approximately 102 properties per hectare. This may restrict the types of housing offered, which in turn may affect potential tenure arrangements due to restricted supply.</p> <p>Sites NS1, NS3, and NS4 allow for a greater mix of type and densities due to the size of these sites, which additionally places less restrictions on the location and design of open space and other facilities associated with a new settlement though compared with NS5, there would be a required compromise to meet the require housing needs and provide social infrastructure and commercial and retail opportunities. .</p> <p>Site NS5 can meet the required additional housing demand of 3,660 with a density of approximately 11 properties per hectare, substantially lower than the other sites. The housing density specified in the strategic and non-strategic housing policies of the Local Plan is between 35 and 40 properties per hectare. The site is large enough such that provision of the required housing, suitable open space and retail / commercial opportunities would not be compromised.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct / Indirect ST/LT ?					<p>Assumptions regarding additional mitigation:</p> <ul style="list-style-type: none"> Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood. <p>All sites are likely to require new on site health facilities to supplement existing facilities in surrounding settlements. The provision of such services however are not known.</p> <p>The local GP surgery in Minster is likely to be able to offer availability for some residents, though access is potentially an issue. Existing and future developments (such as medical facilities secured within development at Westwood) would be utilised by residents.</p>

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
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 +				Permanent. Direct. ST/LT ++	Assumptions regarding mitigation: <ul style="list-style-type: none"> Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood.
						Existing education facilities unlikely to be able to provide suitable provision due to location. All new settlement options are likely to require additional, bespoke facilities, which are likely to be more viable as critical mass in the area is likely to be increased. Improved and additional public transport provision will also make existing educational facilities in surrounding areas viable options. Site NS5, owing to its size, will have land provision for bespoke requirement sot provide suitable educational facilities, without compromising the ability to provide social infrastructure and retail and commercial opportunities.
4. To increase public safety and reduce crime and fear of crime.	Permanent. Direct. ST/LT +					Assumptions regarding mitigation: <ul style="list-style-type: none"> Housing Design – development should incorporate sympathetic, modern and novel designs where appropriate to create new and exciting landscapes and townscapes. Site design – Development should ensure that construction / operation impacts don't adversely affect existing residential amenity.
						All new settlement options will provide an opportunity for modern design standards to be implemented within a large scale development ensuring that opportunities for criminality and anti-social behaviour are kept to a minimum
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent. Direct / Indirect. ST/LT ?					Assumptions regarding mitigation: <ul style="list-style-type: none"> Housing Mix / Tenure – Ensure that a mix of housing types is provided to address local needs – need affordable provision, not offsetting in other areas. Housing Design – development should incorporate sympathetic, modern and novel designs where appropriate to create new and exciting landscapes and townscapes.
						Even with a strong commitment to provide housing that meets local demand, particularly the needs of vulnerable groups, it is unclear how a new settlement option at any of the identified options will be able to provide key facilities for vulnerable people. Further mitigation in the form of design guidelines should stipulate the requirement for community facilities to be included as part of the site design, so that needs are met locally, rather than requiring travel to Margate, Broadstairs and Ramsgate.
6. To create vibrant balanced communities where resident's feel a 'sense of place' and individual contribution is valued.	Permanent. Indirect. ST/LT +					Assumptions regarding mitigation: <ul style="list-style-type: none"> Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood. Alternative Transport – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes. This would increase accessibility to existing centres and increase the viability of site development.

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
						<ul style="list-style-type: none"> • Public Access – Public rights of way footpaths should be retained or diverted as these will be of community / local importance. • Site design – Development should ensure that construction / operation impacts don't adversely affect existing residential amenity. • Landscaping – It would be beneficial to ensure an attractively landscaped stand-off between main roads and new settlement for noise attenuation • Green Corridors – A green 'buffer' should be provided if the new settlement is too close to a neighbouring village, e.g. Manston. This should be incorporated as part of the design process. • Green Infrastructure – Development should incorporate green infrastructure, including green spaces (benefits for ecology, wellbeing) • Site suitability – Site suitability assessments for air quality and noise should be undertaken to inform settlement development • Housing Mix / Tenure – Ensure that a mix of housing types is provided to address local needs – need affordable provision, not offsetting in other areas. • Housing Mix – consider housing above retail and other facilities could be encouraged to reduce land take / maximise development opportunities. • Housing Design – development should incorporate sympathetic, modern and novel designs where appropriate to create new and exciting landscapes and townscapes. <p>Fundamentally, the incorporation of extra-ordinary mitigation measures and exceeding minimum standard will help to ensure that a vibrant community feel is experienced within a new settlement development, rather than the simple creation of a housing dormitory.</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. Indirect / Direct. ST/LT +</p>	<p>Permanent. Indirect / Direct. ST/LT ?</p>				<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> • Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood. • Alternative Transport – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes. This would increase accessibility to existing centres and increase the viability of site development. • Public Access – Public rights of way footpaths should be retained or diverted as these will be of community / local importance. <p>Whilst all new settlement options are unlikely to provide significant levels of new employment, limited on site employment would likely be created, directly in terms of retail and potentially indirectly in terms of management and servicing.</p> <p>Site NS1 would increase access to employment in London and Canterbury as a result of easy links with Minster station, as well as the local area assuming public transport is improved</p>

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
						NS2, NS3, NS4 and NS5 may increase access to employment within a greater area of East Kent and Thanet if public transport links to Margate, Broadstairs, Ramsgate and Westwood are improved.
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 / Indirect. ST/LT ?					<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood. Alternative Transport – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes. This would increase accessibility to existing centres and increase the viability of site development. Public Access – Public rights of way footpaths should be retained or diverted as these will be of community / local importance. <p>Minster is the closest local centre and includes a range of existing retail provision. Local retail provision likely to be required within any new settlement option, which is likely to be limited to convenience shopping.</p> <p>Access to Westwood is limited and promotes use of private car. Increased public transport provision would be required in order to reduce this dependency and be able to provide required levels of accessibility to rely on existing retail provision at Westwood.</p> <p>The benefits of a sustainable and social housing provision which could be provided at site NS5 would be negated by the loss in potential economic jobs from investment at the airport. Provision of housing on site NS5 would prevent the possibility of Manston Airport being regenerated and associated jobs which would be realised if investment were to occur at the airport site.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0	Temporary / Permanent. Indirect. ST/LT ?				<p>Assumptions regarding mitigation: N/A</p> <p>Unlikely that the development of a new settlement option would significantly affect the tourist economy, though there are two existing hotels at Minster Services, which could be incorporated as part of the redevelopment of NS2.</p> <p>The development of site NS4 and the NS3 and NS4 extension site would potentially affect the operational viability of the RAF Manston Museum and the RAF Manston Spitfire and Hurricane Museum. This would require consideration as part of any future site development brief.</p> <p>The development of site NS5 would affect the future operational viability of the decommissioned Manston airport. This would require consideration as part of any future site development brief.</p>

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
<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>	<p>Permanent. Direct. ST/LT --</p>				<p>Permanent. Direct. ST/LT +</p>	<p>Assumptions regarding mitigation: N/A</p> <p>Majority of development on NS1, NS2, NS3 and NS4 would be on greenfield land, which is an incumbent factor of new settlement development in this location.</p> <p>Development on NS5 would be on previously developed land which had a low-intensive use (brownfield), thereby reducing greenfield development.</p>
<p>11. To ensure that a sustainable pattern of development is pursued.</p>	<p>Permanent. Direct. ST/LT +</p>				<p>Permanent. Direct. ST/LT +</p>	<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> • Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood. • Alternative Transport – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes. This would increase accessibility to existing centres and increase the viability of site development. • Public Access – Public rights of way footpaths should be retained or diverted as these will be of community / local importance. • Site design – Development should ensure that construction / operation impacts don't adversely affect existing residential amenity. • Landscaping – It would be beneficial to ensure an attractively landscaped stand-off between main roads and new settlement for noise attenuation • Green Corridors – A green 'buffer' should be provided if the new settlement is too close to a neighbouring village, e.g. Manston. This should be incorporated as part of the design process. • Green Infrastructure – Development should incorporate green infrastructure, including green spaces (benefits for ecology, wellbeing) • Housing Mix – consider housing above retail and other facilities could be encouraged to reduce land take / maximise development opportunities. <p>The integration of new settlements into existing settlement patterns is fundamentally affected by good levels of transport connectivity and treatment of green buffers and edges between built up areas.</p> <p>The incorporation of strong mitigation, such as those outlined above, would contribute towards ensuring that development is appropriate and commensurate with surrounding areas. The effects against all sites are therefore considered similar and are positive assuming that a robust design guide / development brief would be implemented for a new settlement option</p>

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
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>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> Landscaping – It would be beneficial to ensure an attractively landscaped stand-off between main roads and new settlement for noise attenuation. Green Corridors – A green ‘buffer’ should be provided if the new settlement is too close to a neighbouring village, e.g. Manston. This should be incorporated as part of the design process. Green Infrastructure – Development should incorporate green infrastructure, including green spaces (benefits for ecology, wellbeing). Housing Design – development should incorporate sympathetic, modern and novel designs where appropriate to create new and exciting landscapes and townscapes. Biodiversity – Ensure that settlements avoid any priority species / habitats, or incorporate them as protected features within overall site plans. <p>The conservation of rural landscapes would be key for any new settlement to consider, in terms of its integration with the surrounding environment. There are considerable opportunities to enhance landscapes and townscapes through an effective design process.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT --	Neutral 0	Permanent. Direct. ST/LT -	Neutral 0		<p>Assumptions regarding mitigation: N/A</p> <p>Site NS1 contains one scheduled monument and four listed buildings. In order to maximise the area for development, the ancient monument would be removed and/or its setting effected, as well as the setting of the four listed buildings being effected.</p> <p>Site NS3 contains one listed building. As with site NS1, for the development of NS3 to be maximised, the setting of the listed building would be effected.</p>
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Temporary / Permanent. Indirect. ST/LT ?					<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood. Alternative Transport – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes. This would increase accessibility to existing centres and increase the viability of site development. Public Access – Public rights of way footpaths should be retained or diverted as these will be of community / local importance. Landscaping – It would be beneficial to ensure an attractively landscaped stand-off between main roads and new settlement for noise attenuation Green Corridors – A green ‘buffer’ should be provided if the new settlement is too close to a neighbouring village, e.g. Manston. This should be incorporated as part of the design process.

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
						<p>The development of a new settlement option away from existing settlements, has the potential to have mixed effects on local air quality and ultimately Air Quality Management Areas. Locating development away from congested roads within urban areas will help reduce congestion and therefore traffic related pollution. However, without improved integrated public transport provision, reliance on private car use will remain and could result in congested urban areas becoming the destination for many trips.</p> <p>With respect to landscaping, there is anecdotal evidence that certain types of planting can potentially reduce levels of PM10, though this should not be relied on to significantly affect pollutant concentrations. Conversely, it has also been suggested that landscaping and planting can potentially trap pollutants around road corridors, particularly as they can often be planted to mitigate wind effects. Therefore, careful consideration of landscaping design should be considered as part of the design process</p>
<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>	<p>Permanent. Indirect. ST/LT +</p>	<p>Permanent. Indirect ST/LT ?</p>		<p>Permanent. Indirect. ST/LT +</p>	<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and West wood Cross. Alternative Transport – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes. This would increase accessibility to existing centres and increase the viability of site development. Public Access – Public rights of way footpaths should be retained or diverted as these will be of community / local importance. <p>For sites NS1, NS2 and NS5, additional bus services are required to serve the new settlement as there is a lack of existing services. However, the proximity to Minster railway station potentially provides strong rail links to Ramsgate, Broadstairs, Margate, Canterbury and London, which could improve accessibility to other employment markets in East Kent for residents in Thanet. Additionally, there is the potential to link local cycling routes with the Viking Coastal Trail cycling route to increase cycling provision and accessibility to Margate, Broadstairs, Ramsgate and Westwood Cross. However, given the location of the new settlement options, dependency on private car use will still exist, primarily due to the separation of the new settlement sites from existing centres and Westwood Cross. This would mean that increased public transport provision would be required in order to be able to rely on existing retail provision at Westwood Cross</p> <p>For sites NS3 and NS4 additional bus services would also be required to serve a new settlement, again due to the lack of existing services. This would be of paramount importance to secure in order to reduce future reliance on private car use. Again, given the location of the new settlement options, dependency on private car use will still exist, primarily due to the separation of the new settlement sites from existing centres and Westwood Cross. This</p>	

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
						would mean that increased public transport provision would be required in order to be able to rely on existing retail provision at Westwood Cross. Unlike sites NS1 and NS2, access to Minster station is achievable, but Manston Airport and the A299 act as a potential physical barrier that would require further intervention to mitigate.
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Permanent. Indirect. ST/LT ?					<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> Public Transport – There will be a need to increase public transport provision from sites to existing service centres, including Margate, Broadstairs, Ramsgate and Westwood. Alternative Transport – Where sites perform poorly against Public Transport Accessibility Level (PTAL), it is suggested that cycling / pedestrian provision is promoted to improve accessibility via alternative transport modes. This would increase accessibility to existing centres and increase the viability of site development. <p>Whilst the location of a new settlement option is likely to be removed from existing urban centres, the integration of public and alternative transportation links is important in reducing dependency on private car use, improving local air quality and increasing access to employment, facilities and services. A transportation hierarchy can be established that when implemented, addresses all transport needs. This will need to include making transport options compatible with each other, whilst offering safe infrastructure. For example, the separation of cycling and walking routes from highways should be promoted.</p> <p>The development of site NS5 would affect the future operational viability of the Manston airport, which would reduce air traffic into the area. However, there would be considerable opportunities to expand on other, potentially more sustainable modes of transport, such as rail.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST/LT ?					<p>Assumptions regarding mitigation: N/A</p> <p>Any new settlement development will result in an increase in waste production, which is likely to include both household and commercial waste. However, due to the scale of development there is an opportunity to implement effective waste management in the form of reducing and recycling waste at a large scale. Recycling facilities should be central to residential areas and monitored for use. To ensure that the amenity of residential areas don't suffer from neglected / overused bins.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT +					<p>Assumptions regarding mitigation: N/A</p> <p>For all the potential new settlement sites, the opportunity exists to create modern, energy efficient and well-designed buildings that are future proofed from the effects of climate change in terms of flooding, solar gain and wind micro climate. Any design brief for a new settlement site should dictate that climate change resilience is central to the development of any scheme design.</p>

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance development management and NPPF.	Permanent. Indirect. ST/LT 0	Permanent. Indirect. ST/LT ?			Permanent. Indirect. ST/LT +	<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> Water / Drainage – If feasible, the use of grey water systems in place of grid connections could be encouraged. <p>For all the potential new settlement sites, there is unlikely to be any specific risk of flooding , due to the separation from coastal areas and the lack of significant water bodies on or adjacent to sites.</p> <p>However, development of greenfield land is likely to promote surface run-off and reduce lag times, as increasing the amount of hard areas will reduce water penetration into the soils and groundwater.</p> <p>For NS1, this increased run off is unlikely to impact on existing residential properties, but for NS2, NS3 and NS4, there is a risk that increased run-off may affect existing residential properties without due consideration of sustainable drainage solutions. The Environment Agency would be unlikely to support a development proposal which did not make a concerted effort to employ sustainable drainage solutions.</p> <p>For NS5, there would be a beneficial effect as the brownfield site of the airport runway and associated hardstanding areas would be developed to higher surface water run-off standards.</p>
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ?			Permanent. Direct. ST/LT +	<p>Assumptions regarding mitigation:</p> <ul style="list-style-type: none"> Biodiversity – Ensure that settlements avoid any priority species / habitats, or incorporate them as protected features within overall site plans. <p>Development on greenfield land (NS1, NS2, NS3 and NS4) will reduce levels of habitat locally and may affect specific species. It is therefore important that any new settlement option should be informed by a preliminary ecological appraisal, which helps shape the development of any particular site, especially the mitigation required to reduce effects on biodiversity.</p> <p>As NS5 is a brownfield site, biodiversity could be enhanced with appropriate mitigation measures.</p>	
21.To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent. Indirect. ST/LT 0				Assumptions regarding mitigation: N/A	By removing the demand on sites closer to coastal areas, a new settlement option may have a small effect in ensuring that coastal environments are not jeopardised from over-development.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent. Indirect. ST/LT ?			Assumptions regarding mitigation: N/A	All development will require resources, but it is possible to promote the use of locally resourced and sustainably produced materials in order to reduce the carbon footprint and energy requirements of products.	
	Permanent. Direct. ST/LT +				Assumptions regarding mitigation: <ul style="list-style-type: none"> Housing Design – development should incorporate sympathetic, modern and novel designs where appropriate to create new and exciting landscapes and townscapes. 	

SA Objective	NS1	NS2	NS3	NS4	NS5	Commentary
<p>23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.</p>						<p>Any new settlement development will result in an increase in energy consumption within a particular area, but it is how that energy is produced and how efficiently it is used, which is key in terms of promoting a sustainable use of energy.</p> <p>Creating modern buildings that reduce the need for heating and power are key to reducing energy demand, as is ensuring that infrastructure such as street lighting is 'smart', using energy efficient light bulbs that could potentially be dimmed during the early hours of the morning.</p> <p>Onsite energy production can be achieved using CHP technology where suitable, but also using solar technology, which is common in Thanet. This reliance on renewable energy will reduce the demand on electricity from the National Grid.</p>

6 Summary

The purpose of this study was to explore ways in which potential new settlement options may be made more sustainable through the implementation of robust mitigation. This was to identify how far sustainability could progress from the level achieved during the appraisal of Issues and Options during 2013. As little detail was known at this time regarding the potential locations and types of development constituting new settlements, this option for housing growth in Thanet scored poorly against the sustainability objectives.

The most recent Strategic Housing Needs Assessment⁴ estimates that approximately 3,660 homes need to be provided in addition to those currently identified within the preferred option Local Plan. As such, the consideration of a new settlement option warranted further analysis to understand whether best practice mitigation might improve performance against the sustainability objectives. This best practice mitigation was taken from examples of local plans and masterplans undertaken within the UK, and should be considered integral for consideration within any new settlement development.

The re-evaluation of a new settlement housing option incorporating this mitigation resulted in the following results:

- Two sustainability objectives (objective 10 - reuse of previously developed land, and objective 13 – to preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their setting) resulted in known adverse effects. This was due to the requirement to develop on greenfield land at sites NS1, NS2, NS3 and NS4, and the presence of a scheduled monument and listed buildings within sites NS2 and NS3. Note that objective 10 resulted in a positive impact at NS5.
- A number of previously negative scoring objectives, were now neutral or unknown effects. This indicated that the manner in which mitigation was secured and implemented played an important role in achieving sustainability within a new settlement development.
- By utilising mitigation measures such as grey water harvesting, dedicated cycle infrastructure, inclusion of renewable energy, etc., sustainability improvements could be achieved. These are likely to be cost-effective and would help secure sustainability credentials for any new settlement development.

For any future new settlement option, development should be fundamentally steered by sustainability principles. This is likely to require effective mitigation, such as that identified in this study and additional mitigation identified through further investigation, to be incorporated into a design guide, should a new settlement option be included within the Local Plan preferred options.

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Thanet District Council

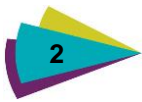
Local Plan Preferred Options

Information to support an assessment under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended)



July 2016

Amec Foster Wheeler Environment
& Infrastructure UK Limited



Report for

Jo Wadey
POSN
Thanet District Council
ADD
ADD
ADD
ADD

Main contributors

Mike Frost

Issued by

.....
Mike Frost

Approved by

.....
Richard Knightbridge

Amec Foster Wheeler

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury SY2 5DE
United Kingdom
Tel +44 (0) 1743 342 000

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Document revisions

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2	Final Report	July 2016



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1. Introduction

1.1 The Thanet District Council Local Plan

Thanet District Council (TDC) began preparing a new Local Plan in 2013 following two significant changes in national planning policy:

- ▶ The government decision to revoke the Regional Spatial Strategies, including the Regional Spatial Strategy for the South East; and
- ▶ The introduction of the National Planning Policy Framework (NPPF), which replaced the previous Planning Policy Statements and Local Development Framework.

These changes substantially altered the requirements for local planning policy documents. TDC's new Local Plan will include **strategic planning guidance, development management policies** and **site allocations**; these elements will guide development and regeneration decisions and investment over the period to 2031. Once adopted, the Plan will form the statutory planning framework for determining planning applications and will replace the 'saved' policies from the Thanet Local Plan 2006.

TDC carried out a consultation on the Issues and Options for the new Local Plan between 3 June and 14 August 2013. This consultation considered the level of development needed in Thanet and broadly where this should go, as well as options for detailed policies on housing, employment, environment, quality of life and transport. The results of the Issues and Options consultation were used to inform the development of the Preferred Options, which were subject to public consultation in 2015. Following this [Timeline for additional works TBC].

1.2 Habitats Regulations Assessment

Regulation 102 of the *Conservation of Habitats and Species Regulations 2010* (as amended) (the 'Habitats Regulations') states that if a land-use plan is "(a) is likely to have a significant effect on a European site¹ or a European offshore marine site² (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site" then the plan-making authority must "...make an appropriate assessment of the implications for the site in view of that site's conservation objectives" before the plan is given effect.

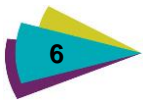
The process by which Regulation 102 is met is known as Habitats Regulations Assessment (HRA)³. An HRA determines whether there will be any 'likely significant effects' (LSE) on any European site as a result of a plan's implementation (either on its own or 'in combination' with other plans or projects) and, if so, whether these effects will result in any adverse effects on the site's integrity. TDC has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

Regulation 102 essentially provides a test that the final plan must pass; there is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, as with Strategic Environmental Assessment (SEA) it is accepted best-practice for the

¹ Strictly, 'European sites' are: any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the 'new wild birds directive') apply; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para. 118) when considering development proposals that may affect them. "European site" is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites. Additional information on European site designations is provided in Appendix A.

² 'European offshore marine sites' are defined by Regulation 15 of *The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007* (as amended); these regulations cover waters (and hence sites) over 12 nautical miles from the coast.

³ The term 'Appropriate Assessment' has been historically used to describe the process of assessment; however, the process is now more accurately termed 'Habitats Regulations Assessment' (HRA), with the term 'Appropriate Assessment' limited to the specific stage within the process; see also Box 1.



HRA of strategic planning documents to be run as an iterative process alongside the plan development, with the emerging policies or options continually assessed for their possible effects on European sites and modified or abandoned (as necessary) to ensure that the subsequently adopted plan is not likely to result in significant effects on any European sites, either alone or 'in combination' with other plans. This is undertaken in consultation with Natural England (NE) and other appropriate consultees.

1.3 Purpose of this Report

TDC commissioned AMEC E&I UK Ltd. to assist with the HRA of its Local Plan following the completion of the Issues and Options consultations. This report summarises AMEC's assessment of the Preferred Options for the Local Plan against the conservation objectives of any European sites that may be affected, and summarises the iterative HRA process that has been undertaken to support the plan development and ensure that it meets the requirements of Regulation 102.

As noted, there is no statutory requirement for HRA to be undertaken on the Preferred Options. The report does not therefore provide a formal conclusion to the HRA process; rather, it identifies potential mechanisms by which the Preferred Options could affect European sites and (if necessary) suggests measures that could be employed to avoid significant effects occurring. The report then provides a preliminary conclusion on the likely effects of the Plan, which will inform future stages of the plan development and assessment process.

2. Approach to the HRA of the Local Plan

2.1 Overview

An HRA involves determining whether there will be any LSEs on any European sites as a result of a plan's implementation (either on its own or 'in combination' with other plans or projects) and, if so, whether it can be concluded that these effects will not have an adverse effect on the sites' integrity. European Commission guidance⁴ suggests a four-stage process for HRA, although not all stages will always be required (see Box 1).

Box 1 – Stages of Habitats Regulations Assessment

Stage 1 – Screening:

This stage identifies the likely impacts upon a European Site of a project or plan, either alone or 'in combination' with other projects or plans, and considers whether these impacts are likely to be significant.

Stage 2 – Appropriate Assessment:

Where there are likely significant effects, or where this is uncertain, this stage considers the effects of the plan or project on the integrity of the relevant European Sites, either alone or 'in combination' with other projects or plans, with respect to the sites' structure and function and their conservation objectives. Where it cannot be concluded that there will be no adverse effects on sites' integrity, it is necessary to consider potential mitigation for these effects.

Stage 3 – Assessment of Alternative Solutions:

Where adverse effects remain after the inclusion of mitigation, this stage examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of European Sites.

Stage 4 – Assessment Where No Alternative Solutions Exist and Where Adverse Impacts Remain:

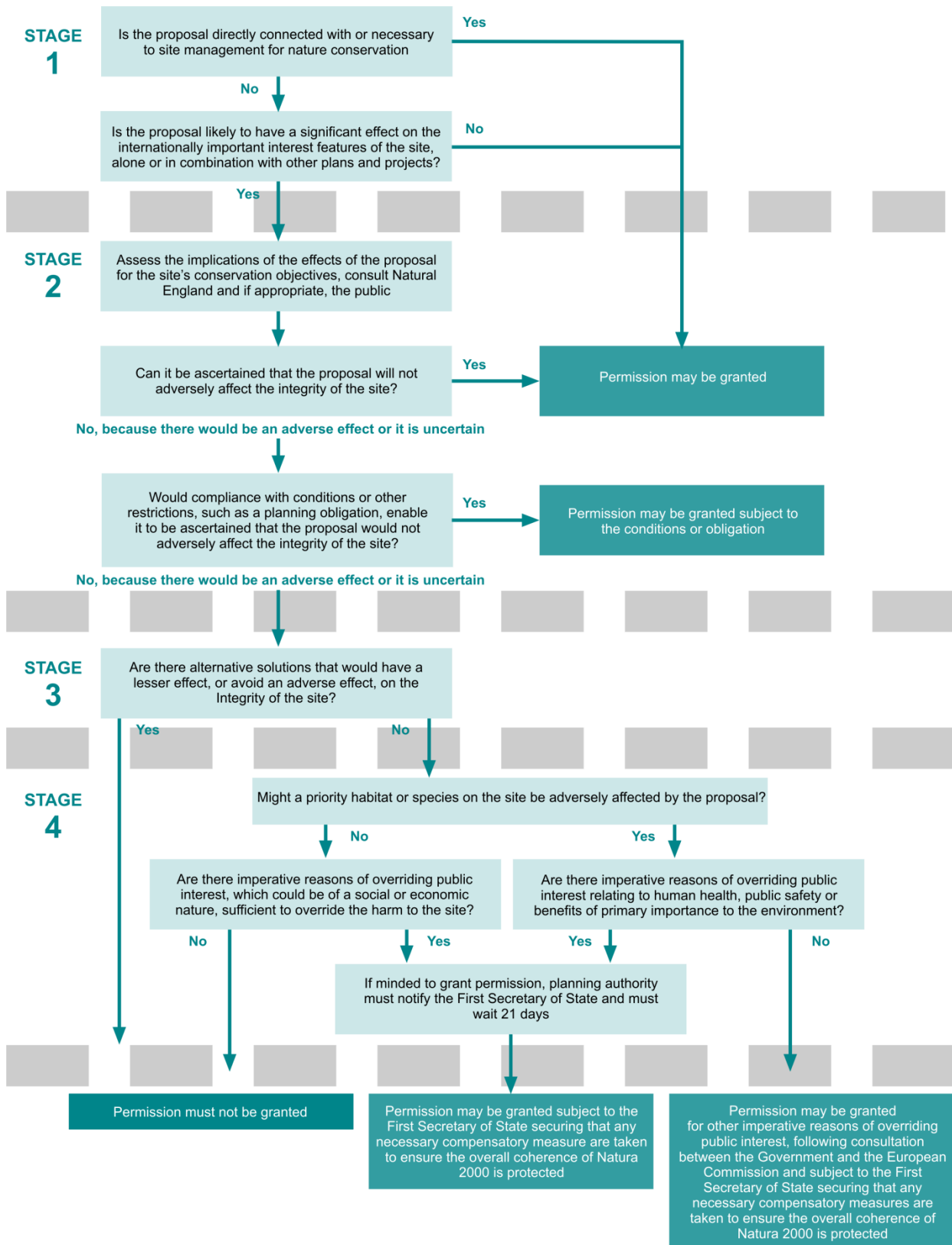
This stage assesses compensatory measures where it is deemed that the project or plan should proceed for imperative reasons of overriding public interest (IROPI). The EC guidance does not deal with the assessment of IROPI.

The approach summarised in Box 1 works well at the project-level where the scheme design is usually established and possible effects on European sites can be assessed (usually quantitatively) using a linear stepwise process. In contrast, land-use plans and similar strategies present a number of distinct challenges for HRA and rigid application of the 'staged' approach to assessment suggested by Box 1 is not always appropriate. In particular, it is preferable for sustainable policies to be developed from the beginning of the plan-making process rather than HRA being a purely retrospective assessment exercise towards the end. Therefore, it is important to recognise that the *process* of strategic HRA is as much about guiding the development of the plan (and demonstrating that effects on European sites have been considered appropriately) as it is about (ultimately) assessing its effects. The process is summarised in Figure 1.1.⁵

⁴ *Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (EC 2002).

⁵ Note, from a strict procedural perspective the 'screening' and 'appropriate assessment' stages can only be formally applied to the finalised plan, and not to its various phases or iterations; therefore the term 'screening' is used advisedly within this document.

Figure 1.1 Habitats Regulations Assessment Process



2.2 Guidance

The following guidance has been used to during the review and assessment of the TDC Local Plan:

- ▶ DTA Publications (2013) *The Habitats Regulation Handbook* [online]. Available at: <http://www.dtapublications.co.uk/handbook/>. Accessed 11.11.14;
- ▶ SNH (2012) *Habitats Regulations Appraisal of Plans: Guidance for plan-making bodies in Scotland*. Scottish Natural Heritage / David Tyldesley Associates;
- ▶ Tyldesley D (2010). *Draft Guidance for Plan Making Authorities in Wales: The Appraisal of Plans Under the Habitats Directive*. David Tyldesley and Associates, for the Countryside Council for Wales;
- ▶ DCLG (2006). *Planning for the Protection of European Sites: Appropriate Assessment. Guidance for Regional Spatial Strategies and Local Development Documents*. Department for Communities and Local Government, HMSO, London;
- ▶ English Nature, (1997-2001). *Habitats Regulations Guidance Notes 1-9*, Natural England, Peterborough;
- ▶ European Commission, (2002). *Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*. European Commission, Brussels;
- ▶ European Commission, (2001). *Assessment of plans and projects significantly affecting Natura 2000 sites*. European Commission, Brussels;
- ▶ European Communities, (2007). *Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC*. European Commission, Brussels.

2.3 Summary of Approach

Screening and appropriate assessment

The principles of 'screening' are applied to the emerging plan or its components (i.e. policies and allocations) to allow the assessment stage to focus on those aspects that are most likely to have potentially significant or adverse effects on European sites, as well as shape the emerging strategy. Screening aims to determine whether the plan will have any 'likely significant effects' (LSE) on any European site as a result of its implementation. It is intended to be a coarse filter for identifying effects (positive and negative) that may occur, to allow the assessment stage to focus on the most important aspects. A plan should be considered 'likely' to have an effect if the competent authority is unable (on the basis of objective information) to exclude the possibility that the plan could have significant effects on any European site, either alone or in combination with other plans or projects; an effect will be 'significant' if it could undermine the site's conservation objectives. TDC is the competent authority for the purposes of the Habitats Regulations, and is therefore responsible for completing the HRA.

Screening can be used to 'screen-out' European sites and plan components from further assessment, if it is possible to determine that significant effects are unlikely (e.g. if sites or interest features are clearly not vulnerable (both exposed and sensitive) to the outcomes of a plan due to the absence of any reasonable impact pathways). For the TDC plan, the screening process has been used on the plan 'as a whole'; on the European sites themselves; and on the key components of the plan (the policies and allocations). The screening takes account of measures included in the plan to avoid significant effects. The 'appropriate assessment' stage provides a more detailed examination of policies or allocations where the effects are likely to be significant, or they are uncertain. Note that undertaking a more detailed assessment of policies or sites does not necessarily imply a conclusion of 'significant effects' for those sites / aspects that are 'screened in' since controls within the plan (i.e. policy measures) will also operate to minimise these effects and in many cases the assessment is completed due to a residual uncertainty; rather, it allows for the assessment of effects to focus on those issues that are potentially important.

'In combination' assessment

Article 6(3) of the Habitats Directive requires that the potential effects of the plan on European sites must also be considered 'in combination with other plans or projects'. The 'in combination' assessment must also consider within-plan effects (i.e. between policies or allocations). Consideration of 'in combination' effects is not a separate assessment, but is integral to the screening and appropriate assessment stages and the development of avoidance/ mitigation measures. There is limited guidance available on the scope of the 'in combination' element, particularly which plans should be considered. However, the assessment should not necessarily be limited to plans at the same level in the planning hierarchy and there is consequently a wide range of plans that could have potential 'in combination' effects with the TDC plan due to its regional scale. There is also limited guidance on the mitigation that may be appropriate if a European site is already being significantly affected by other plans; this is possible, since some plans will pre-date the requirement for HRA of plans, and therefore cannot be relied on to have no significant effect in their own right.

The plans identified by the SA have provided the basis for the assessment of 'in combination' effects; these plans were reviewed to identify any potential effects and these were then considered (as necessary) within the screening or appropriate assessment. The assessment did not generally include national strategies, national policy or legislation since the Local Plan must be compliant with these. It is considered that in combination effects are most likely in respect of other regional and sub-regional development plans and strategies. The plans considered 'in combination', and the results of the screening, are summarised in Appendix C. Completion of the 'in combination' assessment is directly related to the policy wording, and it will often be possible to remove any risk of 'in combination' effects through careful construction of the policy (inclusion of 'avoidance measures' during policy development).

Mitigation and avoidance

The development of avoidance or mitigation measures is key to the HRA and plan development process. Avoidance measures are those that are incorporated into the plan during its development to prevent significant effects on European sites occurring; mitigation measures are used where significant effects are identified in order to prevent adverse effects on a site's integrity.

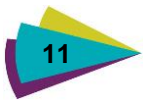
Avoidance or mitigation measures should aim to reduce the probability or magnitude of impacts on a European site until 'no likely significant effects' are anticipated, and will generally involve usually the development and adoption of (for example) wording changes or additional policies. Measures must be specific and targeted, and likely to work: it is not appropriate to re-state existing legislation or policy, such as by adding "*and must have no significant effect on any European site*" (or similar) to every policy. The avoidance or mitigation should also account for the limited influence that TDC can exert on non-planning issues, and should not generally exceed requirements set by national planning policy or guidance.

Uncertainty and 'down the line' assessment

For most policies, even at the strategic level, it will be clear if adverse effects are likely, and in these instances the policy should not be included within the plan since plans should not include proposals which would be likely to fail the Habitats Regulations tests at the project application stage. For other options, however, the effects may be uncertain and it is therefore important that this uncertainty is addressed either through additional investigation or (if this is not possible) appropriate mitigation measures.

It is usually possible to incorporate caveats or 'avoidance measures' within policy text that are sufficient to ensure that significant adverse effects will not occur. However, for other policies this may not be possible because there is insufficient available information about the nature of the development that is being proposed through the policy to enable a robust conclusion to be reached about whether there will be any LSEs. In these instances, current guidance indicates that it may be appropriate and acceptable for assessment to be undertaken 'down-the-line' at a lower tier in the planning hierarchy. For this to be acceptable, the following conditions must be met:

- ▶ The higher tier plan appraisal cannot reasonably predict the effects on a European site in a meaningful way; whereas;
- ▶ The lower tier plan, which will identify more precisely the nature, scale or location of development, and thus its potential effects, retains enough flexibility within the terms of the



higher tier plan over the exact location, scale or nature of the proposal to enable an adverse effect on site integrity to be avoided; and

- ▶ Habitats Regulations Appraisal of the Plan at the lower tier is required as a matter of law or Government policy⁶.

⁶ SNH (2012) *Habitats Regulations Appraisal of Plans: Guidance for plan-making bodies in Scotland*. Scottish Natural Heritage / David Tyldesley Associates

3. Scope of Assessment and Baseline Summary

3.1 Study Area

The spatial scope of any HRA should be based on the likely environmental outcomes of the plan and its 'zone of influence'; and the interest features of the European sites that may be affected and their potential vulnerabilities.⁷ It is therefore not usually appropriate to employ 'arbitrary' spatial buffers to determine those European sites that should be considered within an HRA. However, as distance is a strong determinant of the scale and likelihood of most effects the considered use of a suitably precautionary search area as a starting point for the screening (based on a thorough understanding of both the plan outcomes and European site interest features) has some important advantages. Using buffers allows the systematic identification of European sites using GIS, so minimising the risk of sites or features being overlooked, and also ensures that sites where there are no reasonable impact pathways can be quickly and transparently excluded from any further screening or assessment. It also has the significant advantage of providing a consistent point of reference for consultees following the assessment process, allowing the 'screening' to focus on the potential effects, rather than on explaining why certain sites may or may not have been considered in relation to a particular aspect of the plan.

This study considers potential effects on all European sites within 15km of the TDC boundary, together with any additional sites that may be hydrologically linked to the plan's zone of influence. This is considered to be a suitably precautionary starting point for the assessment of the plan. The sites listed in Table 3.1 are therefore included in the assessment (see also Figure 3.1).

Table 3.1 European sites within study area

Site	Approximate location relative to TDC area
Blean Complex SAC	Approximately 4.8km west of TDC boundary.
Dover to Kingsdown Cliffs SAC	Approximately 14.9km south of TDC boundary.
Sandwich Bay SAC	On southern boundary of TDC area.
Stodmarsh SAC	Approximately 2.4km south west of TDC boundary.
Thanet Coast SAC	Northern and eastern coastlines of TDC area.
Margate and Long Sands SAC	Offshore SAC approximately 1.1km from northern coast of TDC area.
Tankerton Slopes and Swalecliffe SAC	Approximately 9.5km west of TDC area, on North Kent Coast.
Outer Thames Estuary SPA	On TDC boundary; offshore SPA extending from northern coast of TDC area.
Stodmarsh SPA	Approximately 2.8km south west of TDC boundary.
Thanet Coast and Sandwich Bay SPA	Northern and eastern coastlines of TDC area, plus Sandwich Bay on the southern boundary.
The Swale SPA	Approximately 12.8km west of TDC area, on North Kent Coast.
Stodmarsh Ramsar	Approximately 2.8km south west of TDC boundary.
Thanet Coast and Sandwich Bay Ramsar	Northern and eastern coastlines of TDC area, plus Sandwich Bay on the southern boundary.
The Swale Ramsar	Approximately 12.8km west of TDC area, on North Kent Coast.

⁷ The vulnerability of an interest feature will depend on its 'sensitivity' and 'exposure' to a potential effect.

Data on the European site interest features, their distribution, and their sensitivity to potential effects associated with the plan were obtained from various sources and reports, including the Joint Nature Conservation Committee (JNCC) and Natural England (NE) websites (citations; boundaries; etc.); site condition was based on the NE condition assessments for corresponding SSSI units. Additional information on particular sites or features was obtained from other sources where available, including the Wetland Bird Survey (WeBS).

3.2 European Site Features and Condition

The interest features of the European sites within the study area, and the current factors affecting them, are summarised in Table 3.2. A summary of the Conservation Objectives is provided in the Section 3.2.1. The percentage of the site in favourable or unfavourable condition was estimated using the NE condition assessments for the corresponding SSSI units, although it must be noted that the boundaries of the component SSSI units (to which the condition assessments relate) do not always match the European site boundaries exactly (i.e. the SSSIs are usually larger) and it is not always possible to split SSSI units to determine the precise area of the European site (or interest feature) that is in each condition category⁸. The current pressures on and threats to the sites are identified, based on the Site Improvement Plans (SIPs).⁹

There are many factors currently affecting the European sites over which the local plan will have no or little influence: analysis of the available site data indicates that the most common reasons for an 'unfavourable' condition assessment of the component SSSI units are inappropriate management of some form (e.g. over- or undergrazing, scrub control, water-level management etc.) or secondary effects from agriculture (e.g. local drainage, run-off, grazing pressure etc.). The potential mechanisms by which the Local Plan could affect these sites are discussed in Section 3.3. Note that the following sites are grouped together for presentation purposes due to the similarity of the interest features and/or the factors and processes affecting them:

- ▶ Thanet Coast and Sandwich Bay SPA and Thanet Coast and Sandwich Bay Ramsar ('Thanet Coast sites'); and
- ▶ Stodmarsh SAC, Stodmarsh SPA and Stodmarsh Ramsar ('Stodmarsh sites');
- ▶ The Swale SPA and The Swale Ramsar ('The Swale sites').

⁸ This is evident in Table 3.1, where the proportion of the site area in each condition category does not always total 100%.

⁹ Available at: <http://publications.naturalengland.org.uk/category/5458594975711232>

Table 3.2 European sites and interest features within 15km of Thanet District

Site and interest features†	Condition (%)**	Summary of current threats and potential vulnerabilities to outcomes of Thanet Local Plan
Blean Complex SAC		
<u>Annex I features</u> : Oak-hornbeam forests*	F: 100.5% UR: 0.2%	This woodland SAC is almost entirely in favourable condition; coppice management is the key issue in the site unit that is unfavourable. The site is an NNR and managed in partnership by NE, RSPB and the Woodland Trust which helps ensure its favourable status. The site is nearly 5km from Thanet and direct impacts on this site as a result of the Thanet plan are likely to be limited. It could potentially be vulnerable to changes in air quality or visitor pressure that may be associated with the overall quantum of development, although it should be noted that neither of these aspects is currently identified as a pressure at the site, based on the SIP. However, air quality (specifically N-deposition) is identified as a potential threat in the SIP, and further investigations into this aspect are proposed.
Dover to Kingsdown Cliffs SAC		
<u>Annex I features</u> : Calcareous dry grassland and scrub; Vegetated sea cliffs*	F: 56.5% UR: 36.4% UF: 7.2%	The SAC citation states that this site "...is an 8 km stretch of undefended sea cliff subject to natural coastal erosion. The main pressure is on cliff-top grassland, which is being squeezed between the eroding cliff and arable land behind." Most of the site SSSI units are in favourable condition; those in unfavourable condition are primarily affected by poor or limited management of encroaching scrub and grazing of the calcareous grassland; as a result, the main issues affecting this site are coastal squeeze and management, which will not, at this site, be influenced by the Thanet plan. The SIP indicates that the main pressures at the site are associated with management (inappropriate scrub control and undergrazing) and air quality (N deposition), although the latter factor will not change substantially as a result of the Thanet plan (the HRA of the Dover District Local Development Framework concluded that this plan would not affect the site in this regard).
Margate and Long Sands SAC		
<u>Annex I features</u> : Sub-tidal sandbanks*	Uncertain: 100%	There is limited information on the current condition of this recently designated offshore SAC. The Regulation 35 advice states that " <i>the interest features and associated biological communities of the Margate and Long Sands cSAC are sensitive to physical loss, physical damage, toxic and non-toxic contamination, and biological disturbance</i> ". However, it should be noted that the site is at least 1km offshore from Thanet and the Thanet Plan will not generally exert any influence over the most damaging activities (i.e. offshore activities such as dredging): the Regulation 35 advice notes that the exposure of the interest features to aspects associated with land-based activities (e.g. toxic and non-toxic contamination) is low. The SIP identifies commercial fisheries as the main pressure on the site, although the Thanet plan will not directly influence this aspect.

Table 3.3 (cont'd) European sites and interest features within 15km of Thanet District

Site and interest features†	Condition (%)**	Summary of current threats and potential vulnerabilities to outcomes of Thanet Local Plan
Sandwich Bay SAC		
<u>Annex I features</u> : Dunes with creeping willow*; White dunes*; Grey dunes*; Embryonic shifting dunes*; Humid dune slacks	F: 62.2% UR: 27.4% UF: 10.6%	<p>This site supports the most important sand dune system and sandy coastal grassland in south east England. The SAC SSSI units that are in unfavourable condition are affected by management (Unit 22, associated with a golf course) and hydro-ecological changes that have degraded some fixed dunes (Unit 18), the causes of which are currently under investigation (although these are likely to be due to local hydrological changes). The features of the SAC are vulnerable to a range of potential impacts including direct encroachment; coastal squeeze or developments (etc.) that alter the natural geomorphological processes; visitor pressure; management; air quality changes; and local water quality / quantity changes (note, current abstraction and discharges consents are not having an adverse effect on the site, based on Review of Consent data). The SIP identifies a number of current pressures to the SAC interest features including:</p> <ul style="list-style-type: none"> ▶ public access (Embryonic shifting dunes; Grey dunes) ▶ hydrological changes (Grey dunes); ▶ air pollution (Embryonic shifting dunes; White dunes; Grey dunes; Dunes with creeping willow; Humid dune slacks.
Stodmarsh SAC		
<u>Annex II features</u> : Desmoulin`s whorl snail*	F: 75.8% UR: 21.1% UF: 2.5%	<p>This wetland site is predominantly in 'favourable' condition; the 'unfavourable' SSSI units are in this condition due to localised management issues, either of scrub encroachment or water levels (note, the water level issues are not due to over-abstraction). Most of the site is an NNR or managed under stewardship agreements, and so most potential impacts have suitable control mechanisms (e.g. control of water levels; management; visitor pressure; etc.). However, the interest features of the site (and their habitats) are vulnerable to diffuse 'quantum of development' impacts which the Thanet plan may contribute to, notably water abstraction (increases in development may require increased abstraction from local sources, which could affect the SAC) and air quality changes. However, the SIP does not currently identify any threats or pressures relating to the SAC interest feature.</p>
Tankerton Slopes and Swalecliffe SAC		
<u>Annex II features</u> : Fisher's estuarine moth*	F: 100%	<p>Fisher's estuarine moth <i>Gortyna borellii lunata</i> has a localised population distribution in the UK, due to its specific habitat requirements; this site supports its food plant hog's fennel (<i>Peucedanum officinale</i>), together with areas of neutral grassland also required by the species for egg laying. The SSSI unit that forms the SAC is in favourable condition but is heavily used by dog walkers and is vulnerable to under-management. The site is approximately 10km outside Thanet and so unlikely to be directly affected by the outcomes of the Thanet plan. There is currently no SIP for this site.</p>

Table 3.4 (cont'd) European sites and interest features within 15km of Thanet District

Site and interest features†	Condition (%)**	Summary of current threats and potential vulnerabilities to outcomes of Thanet Local Plan
Thanet Coast SAC		
<u>Annex I features</u> : Sea caves*; Reefs*	F: 11.1% UR: 8.0% Uncertain: 80.9%	This site is partly within Thanet and potentially vulnerable to the outcomes of the plan. The condition of most of the site is 'uncertain', since most of the offshore areas are not SSSI units and detailed information on condition is not available; however, the Regulation 33 advice for the site indicates that the features would be vulnerable to physical damage (removal, erosion, smothering); developments (etc.) that alter the natural geomorphological processes; toxic or non-toxic contamination; and invasive species. As a result, the features will be mainly sensitive to direct effects only (i.e. encroachment or factors that alter the geomorphological processes that otherwise dominate the condition of the features). The SIP indicates that the invasive Pacific oyster (<i>Crassostrea gigas</i>) species is a current pressure on the Reefs feature, although the spread of this cannot be directly influenced by the TDC plan.
Outer Thames Estuary SPA		
<u>Article 4.1 qualification</u> : Red-throated diver (W)	Uncertain: 100%	Red throated divers are sensitive to non-physical disturbance by noise and visual presence during the winter; generally they will not be particularly exposed to disturbance associated with the Thanet plan (or within Thanet's control) due to their preference for offshore areas, although some aspects (e.g. recreational boating) may have an effect. The SIP indicates that commercial fishing is a current pressure, although this is not controlled by TDC.
Stodmarsh sites		
Stodmarsh SPA <u>Article 4.1 qualification</u> : Bittern (W); Hen harrier (W) <u>Article 4.2 qualification</u> : Gadwall (B-,W-); Shoveler (W-); Breeding bird assemblage (B-)	F: 72.7% UR: 24.8% UF: 2.9%	As with Stodmarsh SAC, this wetland site is predominantly in 'favourable' condition; the 'unfavourable' SSSI units are in this condition due to localised management issues, either of scrub encroachment or water levels (note, the water level issues are not due to over-abstraction). There are thought to be local disturbance issues associated with angling and shooting in some units. However, most of the site is an NNR or managed under stewardship agreements, and so most potential impacts have suitable control mechanisms (e.g. control of water levels; management; visitor pressure; etc.). However, the interest features of the SPA (and their habitats) are vulnerable to diffuse 'quantum of development' impacts which the Thanet plan may contribute to, notable water abstraction (increases in development may require increased abstraction from local sources, which could affect the SAC) and air quality changes. The SIP notes the following pressures for the SPA bird interest features: <ul style="list-style-type: none"> ▶ water pollution (bittern, gadwall) ▶ invasive species (<i>Crassula helmsii</i> – bittern, gadwall, shoveler, hen harrier; breeding bird assemblage; waterbird assemblage); ▶ air pollution (N deposition – bittern, gadwall, shoveler, hen harrier; breeding bird assemblage; waterbird assemblage).
Stodmarsh Ramsar <u>Criterion 2</u> - Endangered etc species / communities (6 RDB invertebrates; 2 nationally rare plants; 5 nationally scarce species; a diverse assemblage of rare wetland birds inc. gadwall, bittern, hen harrier, shoveler)		

Table 3.5 (cont'd) European sites and interest features within 15km of Thanet District

Site and interest features†	Condition (%)**	Summary of current threats and potential vulnerabilities to outcomes of Thanet Local Plan
Thanet Coast and Sandwich Bay sites		
Thanet Coast and Sandwich Bay SPA <u>Article 4.1 qualification:</u> Golden plover (W-); Little tern (B-) <u>Article 4.2 qualification:</u> Turnstone (W)	F: 68.3% UR: 30.4% UF: 1.7%	<p>The main current pressure to the integrity of this site is disturbance of feeding and roosting birds by recreational activities (particularly dog walking, although other activities, such as kite sailing, are thought to have local impacts); this is reflected in the condition assessments for the the SSSI units that are in unfavourable condition (Sandwich Bay SSSI units 3, 35 – 39, 63 and Thanet Coast SSSI units 11, 12, 14, 16, 18 and 20): the SSSI condition assessment for Unit 3 of Sandwich Bay SSSI notes that the <i>“Bird Disturbance Study 2010-11 published by Kent Wildlife Trust Oct 2012 provides strong evidence indicating that recreational and commercial activities including dog walking, walking without dogs, bait digging and kite surfing are having a detrimental impact on bird populations in Pegwell Bay. The most disturbing activity, particularly in the north section of the bay, is dog walkers with dogs off leads”</i>; the assessments for the unfavourable Thanet Coast SSSI units all state that the units <i>“...[remain] unfavourable recovering due to effects of dog walkers on birds feeding and roosting”</i>.</p> <p>The SIP notes the following pressures on the SPA interest features:</p> <ul style="list-style-type: none"> ▶ changes in species distributions (regional scale changes that may be influencing numbers of turnstone and little tern, that are unlikely to be connected to activities directly within or near the sites); ▶ invasive species (Pacific oyster affecting turnstone foraging); ▶ public access and disturbance (turnstone, little tern, golden plover); ▶ commercial fisheries (turnstone, little tern, golden plover). <p>The habitats of the SPA will be vulnerable to the same aspects as Sandwich Bay SAC and Thanet Coast SAC (see above) although the relationship between the habitat condition and the status of the SPA interest features is complex, and effects on the habitats will not always directly and negatively affect the SPA interest features (for example, nutrient enrichment would degrade some habitats but probably enhance foraging conditions for tunstone). The main Local Plan issue for this site is therefore the overall quantum of development in Thanet (and neighbouring authorities) and the consequent potential for recreational use of the beaches to increase during key periods. The plan will need to develop mitigating policies and safeguards to minimise the effect of this.</p>

Table 3.6 (cont'd) European sites and interest features within 15km of Thanet District

Site and interest features†	Condition (%)**	Summary of current threats and potential vulnerabilities to outcomes of Thanet Local Plan
The Swale sites		
<p>The Swale SPA</p> <p><u>Article 4.1 qualification:</u> Avocet (B+,W+); Marsh harrier (B+); Mediterranean gull (B+); Bar-tailed godwit (W+); Golden plover (W+); Hen harrier (W+)</p> <p><u>Article 4.2 qualification:</u> Dark-bellied brent goose (W-); Ringed Plover (P+); Black-tailed godwit (W+); Dunlin (ssp. alpina) (W-); Knot (W+); Pintail (W+); Shoveler (W+); Waterfowl assemblage (W); Breeding bird assemblage (B-)</p> <p>The Swale Ramsar</p> <p><u>Criterion 2</u> - Endangered etc species / communities (nationally scarce plants; seven RDB invertebrates)</p> <p><u>Criterion 5</u> - 20,000 or more waterbirds (77501 waterfowl in winter)</p> <p><u>Criterion 6</u> - 1% of a waterbird population (Redshank, Dark-bellied brent goose, Grey Plover)</p>	<p>F: 67.9%</p> <p>UF: 2.2%</p> <p>Uncertain: 29.9%</p>	<p>There is evidence of rapid erosion of intertidal habitat within the site due to natural processes and the effects of sea defences and clay extraction. Research on mudflat recharge using dredging spoil is being investigated as a means of countering the erosion.</p> <p>The intertidal area is also vulnerable to disturbance from waterborne recreation. This is being addressed as part of an estuary management plan.</p> <p>The terrestrial part of the site depends on appropriate grazing and management of water quality and quantity. The availability of livestock for grazing may be addressed through management agreements. The effects of abstraction on the availability of water for other land uses and drainage for arable cultivation will be addressed through the consent review process under the Habitats Regulations. Impacts on this site are less likely as a result of the Thanet plan due to the distance (>12km) but in combination effects with other plans may occur.</p>

Key

- † Interest features are abbreviated; see also Appendix B
- * Interest features (habitats or species) that are a primary reason for designation; all other habitats and species are qualifying features
- W Wintering species
- P Passage migrants
- B Breeding species
- Species included on original SPA citation but proposed for removal following the SPA Review
- + Species not included on the original SPA citation but added following the SPA Review
- Annex I / II Habitats or species listed on Annex I or II (respectively) of Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive')
- Article 4.1 / 4.2 Bird species qualifying under Article 4.1 or 4.2 of Directive 2009/147/EC on the Conservation of Wild Birds (the 'new Wild Birds Directive')
- Criterion 2, 5, 6 Ramsar criteria; there are nine criteria used as a basis for selecting Ramsar sites; see Appendix B
- ** Based on the condition assessments of the SSSI units that correspond to the relevant European sites. Note: the total percentage does not always equal 100% as the boundaries of the component SSSI units (which the condition assessments relate to) do not always match the European site boundaries exactly (i.e. the SSSIs are usually larger, but it is not possible to split SSSI units to determine the precise quantity of the European site that is in each condition category).
- F Favourable
- UR Unfavourable recovering
- UF Unfavourable no change
- UD Unfavourable declining
- Uncertain Uncertain (due to absence of data, typically where parts of the site are not associated with an SSSI).

Conservation Objectives

The conservation objectives for all of the sites have been revised by NE in recent years to increase consistency of assessment and reporting. As a result, the high-level conservation objectives for all sites are effectively the same:

For SACs:

- ▶ With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring [as applicable to each site];
 - ▶ The extent and distribution of the qualifying natural habitats;
 - ▶ The extent and distribution of the habitats of qualifying species;
 - ▶ The structure and function (including typical species) of the qualifying natural habitats;
 - ▶ The structure and function of the habitats of qualifying species;
 - ▶ The supporting processes on which the qualifying natural habitats rely;
 - ▶ The supporting processes on which the habitats of qualifying species rely;
 - ▶ The populations of qualifying species; and,
 - ▶ The distribution of qualifying species within the site.

For SPAs:

- ▶ With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:
 - ▶ The extent and distribution of the habitats of the qualifying features;
 - ▶ The structure and function of the habitats of the qualifying features;
 - ▶ The supporting processes on which the habitats of the qualifying features rely;
 - ▶ The population of each of the qualifying features; and
 - ▶ The distribution of the qualifying features within the site.

The conservation objectives for Ramsar sites are taken to be the same as for the corresponding SACs / SPAs (where sites overlap). The conservation objectives are considered when assessing the potential effects of plans and policies on the sites; information on the sensitivities of the interest features also informs the assessment.

3.3 Outcomes of Local Plan and Impact Pathways

Analysis of the available European site data and the SSSI condition assessments indicate that the most common reasons for an 'unfavourable' condition assessment of the component SSSI units are inappropriate management of some form (e.g. over- or undergrazing, scrub control, water-level management etc.) or secondary effects from agriculture (e.g. local drainage, run-off, grazing pressure etc.). These are aspects over which the TDC local plan will have no or little influence, although it is important to understand the pressures currently experienced (particularly when considering 'in combination' effects).

The main mechanism by which the Local Plan could affect these sites are through spatial allocations that have direct or indirect effects on European sites; or through policies that direct development (or do not control development) such that significant effects are likely. The main environmental aspects, and the pathways by which the Local Plan could potentially affect European sites, are summarised in the following sections together with any available baseline data on those aspects to inform the assessment. European sites that are particularly vulnerable to a particular aspect (i.e. sensitive and likely to be exposed due to the Local Plan) are identified.

Recreational Pressure

Many European sites will be vulnerable to some degree of impact as a result of recreational pressure, although the effects of recreational pressure are complex and very much dependent on the specific conditions and interest features at each site: for example, some bird species are more sensitive to disturbance associated with walkers or dogs than others; some habitats will be more sensitive to trampling or mechanical disturbance than others; some sites will be more accessible than others.

The most typical mechanisms for recreational effects are through direct damage of habitats, or disturbance of certain species. Damage will most often be accidental or incidental, but many sites are particularly sensitive to soil or habitat erosion caused by recreational activities and require careful management of recreational activities to minimise any effects – for example, through provision and maintenance of ‘hard paths’ (boardwalks, stone slabs etc.) and signage to minimise soil erosion along path margins.

Disturbance¹⁰ of species due to recreational activities can also be a significant problem at some sites, although the relationship (again) is highly variable and depends on a range of factors including the species, the time of year and the scale, type and predictability of disturbance. Most studies have focused on the effects on birds, either when breeding or foraging. Of particular relevance to this study is a long term monitoring project by Natural England on the Thanet Coast that has found that turnstones (a shoreline-feeding waterbird) are particularly vulnerable to disturbance from dogs, which interrupts their feeding behaviour and can prevent them from gaining sufficient body fat for overwintering or migration. Similarly, Finney et al. (2005) noted that re-surfacing the Pennine Way significantly reduced the impact of recreational disturbance on the distribution of breeding golden plover, by encouraging walkers to remain on the footpath. In contrast, some species are largely unaffected by human disturbance (or even benefit from it) which can result in local or regional changes in the composition of the fauna. The scale, type and predictability of disturbance is also important; species can become habituated to some disturbance (e.g. noise) particularly if it is regular or continuous. Unpredictable disturbance is most problematic.

With regard to sites within the study area, all will be sensitive to recreational pressure to some extent, although the most sensitive to the outcomes of the TDC plan will be **Thanet Coast and Sandwich Bay SPA** and **Thanet Coast and Sandwich Bay Ramsar** (disturbance of bird species, particularly turnstones); and **Sandwich Bay SAC** (disturbance of sand dune habitats).

Most recreational activities with the potential to affect European sites are ‘casual’ and pursued opportunistically (e.g. walking, walking dogs, riding) rather than structured (e.g. organised group activities or trips to specific discrete attractions), which ensures that it can be harder to quantify or predict either the uptake or the impacts of these activities on European sites and (ultimately) harder to control or manage. It also means it is difficult to explore in detail all of the potential aspects of visitor pressure at the strategic level. However it is possible for plans and strategies to influence recreational use of European sites through the planning process, for example by increasing the amount of green-space required within or near developments if potentially vulnerable European sites are located nearby.

Attempts to predict the effects of increased recreation on European sites that may be associated with development or allocations derived from strategic plans generally aim to identify the distance within which a certain percentage of visits originate. Several studies have used site-specific questionnaire surveys to identify visitor catchments and characterise the typical use of a site; these data are then used to identify ‘buffer zones’ within which new development would be considered likely to have significant effects on a site, unless appropriately mitigated. Natural England, as part of its input to the County Durham Plan, has noted that it adopts a ‘75% rule’ to determine significance, whereby recreational buffers are based on the distance

¹⁰ In this case, literal disturbance by human activity; in ecology, ‘disturbance’ is a more complex concept used in models of ecosystem equilibrium.

within which 75% of visits originate (i.e. taking account of frequency of visits as well as distance travelled); for the Durham Coast SAC, Northumbria Coast SPA / Ramsar and Teesmouth and Cleveland Coast SPA / Ramsar this distance was 6km.

Other studies have identified or used those distances within which approximately 70 - 75% of visitors live when considering recreational buffer areas. Some examples are summarised in [Table X.X](#), although note that these are necessarily selective as not all studies considering visitor pressure have necessarily reported percentiles; however, they provide some good examples for European sites that have similarities to sites near Thanet, including the presence of nearby urban areas.

Table 3.7 Travel distances for ~70 – 75% of visitors recorded by previous studies

Study	European sites	Summary of findings
Solent Disturbance and Mitigation Project (Fearnley et al. 2010)	Solent Maritime SAC Chichester and Langstone Harbours SPA Pagham Harbour SPA Chichester and Langstone Harbours Ramsar Pagham Harbour Ramsar (Coastal sites; major urban areas; disturbance of birds)	Half of all visitors arriving on foot lived within 0.7km; half of all visitors arriving by car lived more than 4km away. Average travel distance (excluding holidaymakers): 5.04km. 75% of visits from postcodes within 5.6km.
Thames Basin Heaths (Liley et al. 2005)	Thames Basin Heaths SPA (Heathland sites; urban areas; disturbance of birds)	70% of visitors travel 5km or less to access sites
Whitehall and Bordon Ecotown (EPR 2012)	Wealden Heaths SPA Shortheath Common SAC Woolmer Forest SAC Thursley, Ash, Pirbright and Chobham SAC Thursley and Ockley Bogs Ramsar site (Heathland and woodland sites; urban areas; disturbance of birds; damage to heath)	Average travel distance: 6.7km. 70% of visitors travel 4.3km or less to access sites. 70% distance values for following component sites: - Frensham Common: 10.7km - Kingsley Common: 7.4km - Bramshott Common: 4.5km - Woolmer Forest: 3.4km - Longmoor Enclosure: 3.2km - Ludshott Common: 2.9km - Broxhead Common: 2.1km - Hogmoor Inclosure: 0.9km - Shortheath Common: 0.6km - Bordon Enclosure: 0.5km
Ashdown Forest (UE / University of Brighton 2009)	Ashdown Forest SPA (Heathland sites; urban areas; disturbance of birds)	76% of visitors travel 5km or less to access sites

For most sites, the distance that 70 – 75% of visitors travel is typically less than 6 – 7km. Given that most studies have demonstrated that reported visit frequency increases with proximity to a site, it is reasonable to assume that the '75% distance'¹¹ for visits to most sites is likely to be less than this. However, it is important to recognise that visitor behaviour is complex and generalised statistics can hide important variations in the use of a site (for example, the 75% distance is likely to vary depending on the access point surveyed; this may be particularly relevant for larger sites such as the Thanet Coast and Sandwich Bay SPA / Ramsar). Any derived buffers must be applied cautiously as the precise distance will depend on the site: a remote upland European site favoured by recreational walkers will probably have a substantially larger 75% distance for visits than the Thanet Coast and Sandwich Bay SPA / Ramsar that is adjacent to Margate.

Secondary buffers are also sometimes identified to reflect the variation in visitor behaviour, particularly for those that live in close proximity to a site; for example, the studies supporting the County Durham Plan

¹¹ i.e. the distance within which 75% of visits are made

adopted a 400m buffer also, since 59% of respondents living within the 0 – 400 metre buffer were high risk users, i.e. visit the coast between one and three times a day (see also 'Urbanisation', below).

Some visitor survey data are available for Pegwell Bay and Sandwich Bay, based on recent studies for Dover District Council (DDC 2012; Milnes 2012). These data indicate that most visits to Pegwell Bay and Sandwich Bay are made by individuals living within 5km (Ramsgate, Sandwich, Deal, Cliff's End, Broadstairs, Margate). However, the survey methodologies were different in each case and therefore the results must be treated cautiously and are not entirely suitable for the derivation of typical travel distances or distances within which 75% of visits originate. No appropriate visitor survey data are available for the remainder of the Thanet Coast (i.e. Ramsgate to Herne Bay).

Although distance and journey time are major factors influencing recreational use of a site, generic distances for recreational buffer zones are not usually employed, and there is limited consistency between studies when it comes to rationalising buffer zone size largely due to the site-specific variables that are factored in to the assessment. However, in the absence of specific data for the Thanet Coast and Sandwich Bay SPA / Ramsar and Sandwich Bay SAC the available data from other studies can be used as a proxy; therefore, this HRA has identified all allocations within 6km of a European site for possible recreational impacts, with allocations within 500m of an access point being considered as potentially high-risk. However, given the geography of Thanet, all allocations are within 6km of the Thanet Coast and Sandwich Bay SPA / Ramsar, and most are within 6km of Sandwich Bay SAC; therefore all allocations are likely to contribute to increased visitor pressure on these sites 'in combination', even if individually their contribution is limited.

Urbanisation

Urbanisation is generally used as a collective term covering a suite of often disparate risks and impacts that occur due to increases in human populations near protected sites. Typically, this would include aspects such as fly-tipping or vandalism, although the effects of these aspects again depend on the interest features of the sites: for example, predation of some species by cats is known to be sizeable¹² and can be potentially significant for some European sites. Recreational pressure is arguably one type of effect associated with urbanisation, although is usually considered separately as it is less closely associated with proximity: as a broad guide urbanisation effects are more likely when developments (etc) are within 1 km of a designated site, whereas people will typically travel further for recreation. Where sensitive sites are involved development buffers of around 500m are typically used to minimise the effects of urbanisation: for example, the Natural England has identified a 400m zone around the Chichester and Langstone Harbours SPA within which housing development should not be located due to the potential effects of urbanisation (particularly the risk of chick predation by cats, which cannot be mitigated); similarly, councils around the Thames Basin Heaths SPA identify a 400m zone around the SPA where there is a presumption against new residential development as the impact on the SPA is considered likely to be adverse. None of the condition assessments for European sites within the study area identify this as a particular issue and in reality there is sufficient distance between most sites and the nearest settlement boundaries for this to not be a significant threat, with the notable exception of the Thanet Coast and Sandwich Bay sites where the urban areas of Margate, Broadstairs and Ramsgate are immediately adjacent to the sites. Having said that, these are already large urban areas and 'urbanisation' effects are not noted as a significant issue for the European sites. The Local Plan can minimise the effects of this through appropriate policy controls.

Atmospheric Pollution

A number of pollutants have a negative effect on air quality; however, the most significant and relevant to habitats and species (particularly plant species) are the primary pollutants sulphur dioxide (SO₂, typically from combustion of coal and heavy fuel oils), nitrogen oxides (NO_x, mainly from vehicles) and ammonia (NH₃, typically from agriculture), which (together with secondary aerosol pollutants¹³) are deposited as wet or dry deposits. These pollutants affect habitats and species mainly through acidification and eutrophication. Acidification increases the acidity of soils, which can directly affect some organisms but which also promotes

¹² Woods, M. *et al.* 2003. Predation of wildlife by domestic cats *Felis catus* in Great Britain. *Mammal Review* **33** (2): 174-188

¹³ Secondary pollutants are not emitted, but are formed following further reactions in the atmosphere; for example, SO₂ and NO_x are oxidised to form SO₄²⁻ and NO₂⁻ compounds; ozone is formed by the reaction of other pollutants (e.g. NO_x or volatile organic compounds) with UV light; ammonia reacts with SO₄²⁻ and NO₂⁻ to form ammonium (NH₄⁺).

leaching of some important base chemicals (e.g. calcium), and mobilisation and uptake by plants of toxins (especially metals such as aluminium). Air pollution contributes to eutrophication within ecosystems by increasing the amounts of available nitrogen (N)¹⁴. This is a particular problem in low-nutrient habitats, where available nitrogen is frequently the limiting factor on plant growth, and results in slow-growing low-nutrient specialists being out-competed by faster growing species that can take advantage of the increased amounts of available N.

Table 3.8 Main Air Pollutants, Pathways and Effects

Pollutant	Pathway	Summary of Effects
Ammonia (NH₃)	Primarily from agriculture through decomposition of animal manure and slurry.	Emissions contribute to acidification and (particularly) eutrophication.
Nitrogen oxides (NO_x)	All combustion processes produce oxides of nitrogen (NO _x) in air; road transport is the main source, followed by the electricity supply industry. NO _x emissions have decreased with increased fuel efficiency and catalytic converters	Emissions contribute to acidification and eutrophication; contribute to formation of secondary particles and ground level ozone.
Sulphur Dioxide (SO₂)	Sulphur dioxide is released when fuels containing sulphur are burnt, especially coal and heavy fuel oils. The energy industry was the primary source, although this has decreased as use of coal has decreased.	SO ₂ dissolves readily in water to form an acid which contributes to acidification of soils and water.

Overall in the UK, there has been a significant decline in SO_x and NO_x emissions in recent years and a consequent decrease in acid deposition; in England, SO_x and NO_x have declined by 90% and 65% respectively since 1990 (NAEI 2014), the result of a switch from coal to gas and nuclear for energy generation, and increased efficiency and emissions standards for cars. These emissions are generally expected to decline further in future years, although use of coal may begin to increase in the power generation sector in the long-term. In contrast, emissions of ammonia have remained largely unchanged: they have declined by 20% in England since 1990 (NAEI 2014), but have remained largely stable since 2008 (1% decrease from 2008 – 2011; 2.8% increase from 2011 – 2012).

The effect of SO_x and NO_x decreases on ecosystems has been marked, particularly in respect of acidification; the key contributor to acidification is now thought to be deposited nitrogen, for which the major source (ammonia emissions) has not decreased significantly. Indeed, although it is estimated that the proportion of UK semi-natural ecosystems that exceed the critical loads for eutrophication will decline from 40% to 32% by 2010 (NEGTAP 2001), eutrophication from N-deposition (again, primarily from ammonia) is now considered the most significant air quality issue for many habitats.

The UK Air Pollution Information System (APIS) has been interrogated to identify those European sites and features where critical loads¹⁵ for nutrient-N deposition and acidification are met or exceeded. APIS provides a comprehensive source of information on air pollution and the effects on habitats and species and although there are limitations to the data (see SNIFFER 2007), particularly related to the scale at which data can be modelled, this provides the best basis for assessing the impacts of air emissions in the absence of site-by-site monitoring data.

Table 3.X summarises the APIS data for European sites with features that are sensitive to air quality in the study area. All other sites are either not sensitive to air emissions, or do not have the CL exceeded. It should be noted that CL values are generally provided for habitats rather than species, and that watercourses are not included as eutrophication of most watercourses due to air emissions is negligible compared to run-off from agricultural land.

¹⁴ Nitrogen that is in a form that can be absorbed and used by plants.

¹⁵ 'Critical Loads' are the threshold level for the deposition of a pollutant above which harmful indirect effects can be shown on a habitat or species, according to current knowledge (APIS 2009).

Table 3.9 Summary of APIS Interrogation

Site	Air quality sensitive features	Over CL?	
		Acid	N
Blean Complex SAC	Oak-hornbeam forests	+	++
Dover to Kingsdown Cliffs SAC	Calcareous dry grassland and scrub	-	+
	Vegetated sea cliffs	n/a	n/a
Sandwich Bay SAC	Dunes with creeping willow	+	+
	White dunes	n/a	+
	Grey dunes	+	++
	Embryonic shifting dunes	n/a	+
	Humid dune slacks	+	+

Table Notes:

CL	Critical load
Acid	Acidification
N	Eutrophication
n/a	Critical load not set for feature / feature not sensitive
-	below minimum CL for that habitat
+	minimum CL for that habitat is exceeded
++	maximum CL for that habitat is exceeded

The proposals within the plan may indirectly contribute to local air pollution and wider diffuse pollution, but quantifying these effects is difficult. In practice, the principal source of air pollution associated with the plan will be associated with changing patterns of vehicle use due to the promotion of new development and housing sites (since the plan does not provide for any new significant point-sources). The Department of Transport's *Transport Analysis Guidance*¹⁶ states that "beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant" and therefore this distance is used to determine the potential significance of any local effects associated with the plan. Environment Agency guidance (EA 2007) also states that "Where the concentration within the emission footprint in any part of the European site(s) is less than 1% of the relevant long-term benchmark (EAL, Critical Level or Critical Load), the emission is not likely to have a significant effect alone or in combination irrespective of the background levels". With regard to the sites in **Table X.X**, only **Sandwich Bay SAC** is within the TDC boundary, or within 200m of it; within the TDC area, Sandwich Bay has two A- or B-roads within 200m of it (A256 and A299).

More broadly, the plan proposals may indirectly contribute to wider diffuse pollution within and beyond the TDC boundary, in combination with other developments, plans and programmes. There is little guidance on the assessment of diffuse pollution, although NE have previously indicated to Runnymede Borough Council that the HRA of its local plan "can only be concerned with locally emitted and short range locally acting pollutants" as wider diffuse pollution is beyond the control or remit of the authority. This is arguably correct, since trans-boundary air pollution can only be realistically addressed by national legislation or higher-tier plans, policies or strategies. As a result, any assessment must focus on the development of suitable mitigating policy that will minimise the contribution of plan-supported development to overall diffuse pollution.

Water Resources and Flow Regulation

The exploitation and management of water resources is connected to a range of activities, most of which are not directly controlled or influenced by the Local Plan; for example, agriculture, flood defence, recreation, power generation, fisheries and nature conservation. Much of the water supply to water-resource sensitive European sites is therefore managed through specific consenting regimes that are independent of the Local Plan.

It is clear that development promoted or supported by the Local Plan is likely to increase demand for water, which could indirectly affect some European sites. When assessing the potential effects of increased water

¹⁶ <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>; accessed 15/06/14

demand it is important to understand how the public water supply (PWS) system operates and how it is regulated with other water-resource consents. Southern Water (SW) is responsible for supply to the Thanet area, which is within its Eastern Supply Area (Kent Thanet Water Resource Zone (WRZ)). Thanet receives most of its supply from groundwater (75%) with the remainder from the River Medway, River Stour or pipeline transfer from the Kent Medway WRZ.

Under the Water Act 2003 all water companies must publish a Water Resources Management Plan (WRMP) that sets out their strategy for managing water resources across their supply area over the next 25 years. WRMPs use calculations of Deployable Output (DO) to establish supply/demand balances; this enables them to identify those Water Resource Zones (WRZs) with potential supply deficits over the planning period¹⁷. The calculations account for any reductions in abstraction that are required to safeguard European sites¹⁸ and so the WRMP process (with other regulations) helps ensure (as far as is achievable) that future changes in demand will not affect any European sites¹⁹.

SW have accounted for the growth predicted by TDC and other LPAs in its forecasting, and have identified small supply-demand deficits in the Kent Thanet WRZ over the planning period. SW will meet this predicted deficit through a combination of leakage reduction; water efficiency; and catchment management to reduce nitrate levels in abstracted water. The WRMP has been subject to HRA, which has concluded that the preferred options will have no significant effect on any European sites, including those water-resource sensitive sites within the study area (e.g. **Stodmarsh SAC / SPA / Ramsar**). The WRMP provides the best estimate of future water resource demand, and therefore it is reasonable to assume that the growth predicted within the TDC plan can be accommodated without significant effects on any European sites due to PWS abstractions. Furthermore, since the WRMP explicitly accounts for the growth predicted by TDC and other LPAs, 'in combination' effects between the Local Plan and the WRMP are unlikely to occur. Having said that, the Local Plan can obviously help manage demand and promote water efficiency measures through its policy controls.

Water Quality

Most waterbodies and watercourses in Thanet are affected to some extent by point or diffuse sources of pollutants, notably nitrates and phosphates. Point sources are usually discrete discharge points, such as wastewater treatment works (WTW) outfalls, which are generally managed through specific consenting regimes that are independent of the Local Plan; the major treatment works serving the Thanet area are located at Minster and Weatherlees, discharging to the Stour and to sea via a Long Sea Outfall (LSO) at Foreness Point. In contrast, diffuse pollution is derived from a range of sources (e.g. agricultural run-off; road run-off) that cannot always be easily traced or quantified. Development promoted or supported by the Local Plan is likely to increase demand on wastewater treatment works, and potentially increase run-off which could indirectly affect some European sites. The South East River Basin Management Plan identifies a number of water quality issues in the Thanet area, notably contamination of groundwater sources by diffuse agricultural pollution and control of discharges from Combined Sewer Overflows (CSOs). With regard to effects on European sites, it should be noted that the Environment Agency's Review of Consents determined that there was no adverse effect on the integrity of any European sites, including the Thanet Coast sites, from nutrient enrichment due to Environment Agency consents (i.e. associated with sewerage treatment). The TDC plan does not promote any developments that are individually likely to result in

¹⁷ Forecasts are completed in accordance with the Water Resources Planning Guidelines (published by the Environment Agency) and take into account (inter alia) economic factors (economic growth, metering, pricing), behavioural factors (patterns of water use), demographic factors (population growth, inward and outward migration, changes in occupancy rate), planning policy (LPA land use plans), company policies (e.g. on leakage control and water efficiency measures) and environmental factors, including climate change. The WRMP therefore accounts for these demand forecasts based on historical trends, an established growth forecast model and through review of local and regional planning documents.

¹⁸ For example, sustainability reductions required by the Review of Consents (RoC) or the Environment Agency's Restoring Sustainable Abstractions (RSA) programme. It should be noted that, under the WRMP process, the RoC changes (and non- changes to licences) are considered to be valid over the planning period. This means that the WRMP (and its underlying assumptions regarding the availability of water and sustainability of existing consents) is compliant with the RoC and so the WRMP can only affect European sites through any new resource and production-side options it advocates to resolve deficits, and not through the existing permissions regime.

¹⁹ Calculations of DO include for Target Headroom (precautionary 'over-capacity' in available water) to buffer any unforeseen variation in predicted future demand; the WRMP is also reviewed on a five-yearly cycle to ensure it is performing as expected and to account for any variations between predicted and actual demand.

significant effects due to increased sewerage requirements and, provided that the planning process allows for timely delivery of additional treatment capacity, new developments should not have any 'in combination' quantum of development effects.

Run-off from impermeable surfaces can have considerable effects on waterbodies and watercourses, and is a notable issue in both urban and rural areas. Development has traditionally sought to capture and divert rain and run-off to the nearest watercourse or treatment facility as quickly as possible, and extensive drainage networks have been developed to facilitate this. However, as developed areas have increased so the total volumes and flow rates of run-off have increased also. This has two principal effects: firstly, impermeable surfaces provide very little resistance to the mobilisation and transport of pollutants within run-off; and secondly, flow rates and volumes often exceed the capacity of the receiving drains or watercourses, causing localised flooding or the operation of combined sewer overflows (CSOs)²⁰. The effect of run-off from developed areas can be mitigated or reduced by the use of Sustainable Drainage Systems (SuDS) and by increasing the area of permeable surfaces (both natural and artificial) within developed areas. These measures offer effective attenuation by reducing the volumes of surface run-off. They also increase the retention of pollutants and, in the case of some SuDS, can allow for treatment of pollutants.

With regard to European sites, those most vulnerable to water quality impacts due to development in Thanet will be the 'downstream receptors' – i.e. the Thanet Coast sites and Sandwich Bay SAC. There is no risk of other water quality sensitive sites in the study area being affected (e.g. Stodmarsh SAC / SPA / Ramsar) due to the absence of impact pathways. Having said that, the interest features of the Thanet Coast sites and Sandwich Bay SAC are themselves not especially vulnerable to potential effects of water quality changes associated with population growth, either because they are not particularly sensitive to water quality issues (e.g. Sea Caves), or not likely to be exposed to any effects (e.g. the dune features of Sandwich Bay SAC). Since the water quality effects of the plan are ultimately either controlled by existing consents regimes (which must undergo HRA) or have diffuse 'in combination' effects that are difficult to quantify any assessment must focus on the development of suitable mitigating policy that will minimise the impacts of plan-supported development on water quality.

Flooding and Water Level Management

The implementation of the European Floods Directive (Directive 2007/60/EC) in England and Wales is being co-ordinated with the Water Framework Directive. Catchment Flood Management Plans (prepared by the Environment Agency) and Shoreline Management Plans (prepared by coastal Local Authorities and the Environment Agency) set out long term policies for flood risk management. The delivery of the policies from these long term plans will help to achieve the objectives of this and the River Basin Management Plans.

Much of the TDC area has a relatively high flood risk, although this is generally associated with the flooding of low-lying coastal areas by the sea rather than fluvial flooding. Development supported by the Local Plan is unlikely to significantly alter the regional flood risk levels, but may exacerbate the effects of local flooding: run-off from impermeable surfaces can have considerable effects on waterbodies and watercourses, meaning that flow rates and volumes often exceed the capacity of the receiving drains or watercourses. This can lead to local water quality impacts on European sites. The effect of run-off from developed areas can be mitigated or reduced by the use of Sustainable Drainage Systems (SuDS) and by increasing the area of permeable surfaces (both natural and artificial) within developed areas.

Effects on Functional Habitats Outside of European Sites

The provisions of the Habitats Regulations ensure that 'direct' (encroachment) effects on European sites as a result of land use change (i.e. the partial or complete destruction of a European site) are extremely unlikely under normal circumstances, and this will not occur as a result of the TDC Local Plan. However, many European interest features (particularly animal species) may use or be reliant on non-designated habitats outside of a European site during their life-cycle. Developments some way from a European site can therefore have an effect if its interest features are reliant on the habitats being affected by the development.

²⁰ All sewerage pipes have a certain capacity, determined by the size of the pipe and the receiving WTW. At times of high rainfall this capacity can be exceeded, with the risk of uncontrolled bursts. CSOs provide a mechanism to prevent this, by allowing untreated sewerage to mix with surface water run-off when certain volumes are exceeded. This is then discharged to the nearest watercourse.

All of the above aspects (recreation, water resources, etc.) can therefore also affect European site integrity indirectly through effects on functional habitats outside of the site boundary.

With regard to the European sites within the study area this is only potentially an issue for the Thanet Coast and Sandwich Bay SPA / Ramsar, specifically in relation to golden plover and turnstone which are known to use areas outside of the SPA boundaries for foraging and roosting. In summary:

- ▶ Golden plover: Studies suggest that some lowland farmland areas may be more important for this species than many coastal and wetland areas typically associated with wintering waders, with birds often spending a few days foraging in farmland away from coastal and wetland areas before returning. The species' use of farmland appears variable according to cropping patterns, with limited field fidelity from year to year (Mason & MacDonald 1999). This behaviour is not well-recorded by the standard Wetland Bird Survey (WeBS) monitoring technique.
- ▶ Turnstone: turnstone are more tied to coastal areas than golden plover, and do not make significant use of inland terrestrial habitats for foraging. Some high-tide turnstone roosts are outside the boundaries of the designated site although the known major roosts are all immediately adjacent to the site.

4. Initial Screening Assessments

4.1 Initial Screening of European Sites

All European sites within 15km of the TDC boundary have been included in the scope of the HRA. Often, however, sites or interest features within a study area can be excluded from further assessment at an early stage ('screened out') because the plan or project will self-evidently have either 'no effect' or 'no significant effect' on these sites (i.e. the interest features are not sensitive to likely effects of plan or project; or are not likely to be exposed to those effects due to the absence of any reasonable impact pathways). The following sections provide a brief summary of the screening of the European sites and their interest features based on the baseline data summarised above and the preferred options and policies. It should be noted that this aspect of the screening process is a 'low bar', with sites, aspects or features only 'screened out' if they will self-evidently be unaffected by the TDC plan (i.e. it is aiming to identify those aspects that will clearly have 'no effect' or 'no significant effect' (alone or in combination) due to an absence of impact pathways). It does not necessarily imply a conclusion of 'significant effects' for those sites that are 'screened in' since controls within the plan (i.e. policy measures) will also operate to minimise these effects (these are considered in the next section); rather, it allows for the policy development to focus on those effects that are potentially important, and which may require bespoke policy measures to prevent significant effects in addition to the general protective policies.

The screening of the sites and interest features takes account of those general protective policies that are proposed as part of the plan, notably (from the preferred options) Policy SP25 (Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserves). In addition, it is appropriate to assume that all relevant lower tier consents and permissions (etc.) will be correctly assessed and controlled, and that any activities directly or indirectly supported by the plan will adhere to the relevant legislative requirements and all normal best-practice (e.g. it would be inappropriate to assume that normal controls on, say, the installation of new discharge to a watercourse would not be correctly followed).

Blean Complex SAC

Blean Complex SAC is a woodland site approximately 4.8km west of the TDC boundary. The site is an NNR and managed in partnership by NE, RSPB and the Woodland Trust, and is almost entirely in favourable condition; coppice management the key issue in the site unit that is unfavourable. No other factors are identified as having an effect on the site.

Table 4.1 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	Site over 6.8km from nearest TDC allocation, and further (>10km) taking into account road access routes. Access to the site is managed via footpaths and by the Woodland Trust and visitor pressure is not identified as having any negative effect on the condition of the interest features. People from Thanet will visit the woodland but this is unlikely to result in a measurable increase in recreational pressure on the site, alone or in combination, such that the interest features could be significantly affected.	No
Urbanisation	No TDC development proposals within 500m of the site, therefore TDC plan will have no effect via this pathway.	No
Atmospheric pollution	Oak-hornbeam forests are not particularly sensitive to atmospheric pollutants and the major road routes into Thanet (the A299 and A28) which are likely to experience increased traffic volumes are over 2km from the woodland. The TDC plan is unlikely to significantly influence the use of roads within 200m of the site. Effects on air quality at this site as a result of the TDC plan will not be significant and are not considered further.	No
Water resources	Oak-hornbeam forests are not considered to be water-resource sensitive features and therefore will not be affected by growth within the TDC area.	No

Water quality	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Flooding / water management	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Effects on mobile species away from site	Site does not support any mobile interest features.	No

Dover to Kingsdown Cliffs SAC

This site is an undefended sea cliff approximately 14.9km south of TDC boundary. The main issues affecting this site are coastal squeeze and grassland management. The site is mostly in favourable condition; those in unfavourable condition are primarily affected by poor or limited management of encroaching scrub and grazing of the calcareous grassland. Part of the SAC is owned by the National Trust (the 'White Cliffs of Dover' estate); access is well-managed and visitor pressure is not identified as an issue at the site.

Table 4.2 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	Site over 15km from nearest TDC allocation, and further taking into account road access routes. Access to the site is available by the existing coastal path, although visitor pressure is not identified as having any negative effect on the condition of the interest features. Development within Thanet is unlikely to result in a measurable increase in recreational pressure on the site, alone or in combination, such that the interest features could be significantly affected.	No
Urbanisation	No TDC development proposals within 500m of the site, therefore TDC plan will have no effect via this pathway.	No
Atmospheric pollution	The minimum critical load for nitrogen deposition is currently exceeded at the site, although data from APIS suggests that the major source for this is shipping (mainly associated with the port at Dover). The majority of the site is well over 200m from the nearest roads; modelling undertaken for the HRA of the Dover Land Allocations Local Plan (DDC 2012) indicated that development in Dover will not result in N deposition over 1% of the long-term benchmark (so no adverse effect) and development within Thanet will not significantly influence the use of roads within 200m of the site. Effects on air quality at this site as a result of the TDC plan will not be significant and are not considered further.	No
Water resources	The Calcareous dry grassland and scrub feature is not considered to be a water-resource sensitive features and so will not be affected by growth within the TDC area. Vegetated sea cliffs are theoretically water-resource sensitive (partly dependent on cliff seepages often associated with local aquifers) but there is no linkage between abstraction in the Dover area and consumption in Thanet, and so there will be no effects on this feature.	No
Water quality	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Flooding / water management	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Effects on mobile species away from site	Site does not support any mobile interest features.	No

Sandwich Bay SAC

This site is on the southern boundary of TDC area and supports important sand dune systems and sandy coastal grassland, although the interest features (dune habitats) are generally associated with Sandwich Bay rather than Pegwell Bay (which is the closest part of the SAC to Thanet). The site is mostly in favourable condition, with unfavourable areas due to management and hydro-ecological changes that have degraded some fixed dunes (although these are likely to be due to local hydrological changes). The features of the SAC are vulnerable to a range of potential impacts including direct encroachment; coastal squeeze or developments (etc.) that alter the natural geomorphological processes; visitor pressure; management; air quality changes; and local water quality / quantity changes (note, current abstraction and discharges consents are not having an adverse effect on the site, based on Review of Consent data).

Table 4.3 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	Interest features are vulnerable to recreational pressure, particularly trampling / damage of dune habitats. There is limited data on the effects of this on the SAC but this aspect may require more detailed consideration in the HRA.	Yes
Urbanisation	There are few TDC allocations within 500m of the site and none are near the more sensitive dune habitats, and therefore the TDC plan is unlikely to have any significant effects via this pathway.	No
Atmospheric pollution	The minimum critical load for nitrogen deposition is currently exceeded at the site for all of the features, although the majority of the site is over 200m from the nearest roads.	Yes
Water resources	Some of the dune features (e.g. humid dune slacks) are water-level sensitive terrestrial ecosystems, although current abstraction and discharges consents are not having an adverse effect on the site, based on Review of Consent data, and source protection zones for the abstractions that partly supply Thanet do not intersect the most sensitive areas of the site; it is therefore considered that the TDC plan is unlikely to affect this SAC via this mechanism.	No
Water quality	Development in Thanet could potentially affect the lower reaches of the Great Stour, which forms part of the SAC through diffuse pollution and discharges from WTWs; and through direct run-off and discharges to the Pegwell Bay section of the site. The management of this is largely determined by Southern Water and the EA, although the Thanet plan policies should allow for the early identification of infrastructure requirements to minimise the risks of sewerage headroom being compromised.	Ensure policies reflect need to plan for sewerage provision.
Flooding / water management	Development in Thanet could potentially affect the lower reaches of the Great Stour although most development is located outside this catchment and significant effects as a result of changes to the flooding regime would not be expected; however, the Thanet plan policies should allow for flood risk to be mitigated.	No
Effects on mobile species away from site	The SAC does not have any mobile interest features.	No

Stodmarsh SAC / Stodmarsh SPA / Stodmarsh Ramsar

Stodmarsh SPA and Stodmarsh Ramsar are approximately 2.8km south west of the TDC boundary; Stodmarsh SAC is larger and so approximately 2.4km south west. Stodmarsh is a wetland site associated with the River Great Stour, and supports a range of wetland habitats including open water, extensive reedbeds, grazing marsh and wet woodland. The site supports a number of uncommon wetland invertebrates and plants, and provides wintering habitats for wetland bird species. The interest features of the sites are all water-resource dependent to some extent. The site is predominantly in 'favourable' condition; the 'unfavourable' SSSI units are in this condition due to localised management issues, either of scrub encroachment or water levels (note, the water level issues are not due to over-abstraction). Most of the site is an NNR or managed under stewardship agreements, and so most potential impacts have suitable control mechanisms in place (e.g. control of water levels; management; visitor pressure; etc.).

Table 4.4 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	The site is within 6km of the nearest TDC allocation. Visitor pressure is not identified as an issue affecting the site, and the wetland nature of the site and controlled access ensures visitor pressure is appropriately managed; increasing the population of Thanet is likely to increase visitors to this site, but this will not increase damage to the habitats supporting the SAC / Ramsar interest features, or increase direct disturbance of the SPA features due to these controls. Development within Thanet is unlikely to result in a measurable increase in recreational pressure on the site, alone or in combination, such that the interest features could be significantly affected.	No
Urbanisation	No TDC development proposals within 500m of the site, therefore TDC plan will have no effect via this pathway.	No
Atmospheric pollution	No critical loads are set for the features at this site; effects on air quality at this site as a result of the TDC plan will not be significant and are not considered further.	No
Water resources	The site features are water resource sensitive, and potentially vulnerable to increased abstraction (although this is not currently affecting the site). However, the WRMP for Southern Water will not have any significant effects on this site, based on its HRA and therefore growth within Thanet can be accommodated. The Thanet plan will have no significant effect on this aspect, although policies should allow for the early identification of infrastructure requirements.	Ensure policies reflect need to plan for water resource provision.
Water quality	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Flooding / water management	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Effects on mobile species away from site	Some of the mobile interest features will use habitats outside the site, potentially including some reedbed habitats associated with parts of the Thanet Coast and Sandwich Bay Ramsar. However, it is not thought that there is significant interdependency between these sites and development in Thanet will therefore have only weak indirect effects on the mobile interest features of this SPA. This is considered further but it is likely that the mitigation required for the Thanet Coast and Sandwich Bay SPA / Ramsar will be sufficient to prevent indirect effects on Stodmarsh SPA / Ramsar also. The feature of the SAC (Desmoulin's whorl snail) will not be affected.	Yes (in association with effects on Thanet Coast and Sandwich Bay Ramsar)

Thanet Coast SAC

The Thanet Coast SAC covers the northern and eastern coastlines of the TDC area. The site features are essentially marine or intertidal habitats (sea caves, reefs) and are mainly sensitive to direct effects only (i.e. encroachment or factors that alter the geomorphological processes that otherwise dominate the condition of the features). As a result they will have a limited exposure and sensitivity to the effects of the TDC plan despite their proximity.

Table 4.5 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	Recreational impacts are theoretically possible although the marine and intertidal nature of the interest features and their location ensures that they are neither particularly exposed or sensitive. Any effects are unlikely to be significant, although the measures required for the Thanet Coast and Sandwich Bay SPA / Ramsar will also benefit the SAC.	No
Urbanisation	There several TDC allocations within 500m of the site and so urbanisation impacts are possible, although the marine and intertidal nature of the interest features and their location ensures that they are unlikely to be exposed to any significant urbanisation pressures, or be particularly sensitive.	No
Atmospheric	Features are not sensitive to air quality effects.	No

pollution		
Water resources	Features are not sensitive to effects on water resources.	No
Water quality	Some reef features are potentially sensitive to water quality changes, particularly if this results in eutrophication or smothering although the tidal fluxes attenuate local effects to some extent. Impacts from WTW discharges are very unlikely (these enter the sea via LSOs) and so effects on this feature are only really possible from diffuse pollution or local point sources such as CSOs or unconsented discharges. These will largely be controlled by the EA although the Thanet plan policies should aim to ensure that run off is managed appropriately.	No, although ensure policies reflect need to manage run-off.
Flooding / water management	Features not sensitive to changes in flooding regime etc.	No
Effects on mobile species away from site	The SAC does not have any mobile interest features.	No

Margate and Long Sands SAC

This is a marine SAC approximately 1.1km offshore from northern coast of the TDC area designated for its sub-tidal sandbanks. It will not be exposed or sensitive to the likely effects of the TDC plan (no effects) and therefore is not considered in further detail; the general protective policies of the TDC plan will be sufficient to ensure the integrity of this site is not affected.

Tankerton Slopes and Swalecliffe SAC

This coastal grassland site is approximately 9.5km west of TDC area, on the North Kent Coast. It is designated for its population of Fisher's estuarine moth *Gortyna borelii lunata* which has a localised population distribution in the UK due to its specific habitat requirements; this site supports its food plant hog's fennel (*Peucedanum officinale*), together with areas of neutral grassland also required by the species for egg laying. The SSSI unit that forms the SAC is in favourable condition but is heavily used by dog walkers and is vulnerable to under-management.

Table 4.6 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	Site over 10km from nearest TDC allocation, and further taking into account road access routes. Access to the site is available by the existing footpaths and the site is vulnerable to visitor pressure due to its location within Herne Bay, although it is a small site the will not attract significant additional recreation from Thanet. Development within Thanet is unlikely to result in a measurable increase in recreational pressure on the site, alone or in combination, such that the interest features could be significantly affected.	No
Urbanisation	No TDC development proposals within 500m of the site, therefore TDC plan will have no effect via this pathway.	No
Atmospheric pollution	No critical loads are set for the features at this site; effects on air quality at this site as a result of the TDC plan will not be significant and are not considered further.	No
Water resources	The feature is not water resource sensitive (the food plant, hog's fennel <i>Peucedanum officinale</i> is a coastal plant favouring moist conditions) and the Thanet plan will have no effect on this aspect.	No
Water quality	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Flooding / water management	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No

Effects on mobile species away from site	Interest feature is particularly sedentary, and rarely found more than 10m from its food plant which itself is uncommon; the integrity of this population will not be dependent on any habitats in Thanet.	No
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Outer Thames Estuary SPA

This site is an offshore SPA extending from northern coast of the TDC area. The site is designated for its red throated divers, which are sensitive to non-physical disturbance by noise and visual presence during the winter; however, this is very much an offshore species and they will not be particularly exposed to disturbance associated with the Thanet plan (or within Thanet's control) due to their preference for offshore areas.

Table 4.7 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	Site on TDC boundary but interest features will not be exposed to disturbance (etc) effects due to the TDC plan, or within the control of TDC. Effects on the site integrity will not occur.	No
Urbanisation	Features not exposed to urbanisation effects.	No
Atmospheric pollution	No critical loads are set for the features at this site; features not sensitive to changes in air quality that may occur due to development in the TDC area.	No
Water resources	The feature is not water resource sensitive.	No
Water quality	Site receives discharges from the Thanet area which may affect prey species, although this is a weak effect and water quality effects associated with pollution from shipping are far more notable. Impacts due to the Thanet plan are unlikely, based on available information, and general policy protections will be sufficient to protect this site.	No
Flooding / water management	Features not vulnerable.	No
Effects on mobile species away from site	Interest feature is mobile but not reliant on terrestrial habitats during winter, and so will not be vulnerable to effects due to the TDC plan.	No

Thanet Coast and Sandwich Bay SPA / Thanet Coast and Sandwich Bay Ramsar

The Thanet Coast and Sandwich Bay SPA and Thanet Coast and Sandwich Bay Ramsar cover most of the coastal areas of Thanet, extending from north of Deal to Herne Bay on the North Kent coast. The sites are not entirely concurrent, mainly south of Sandwich Bay where the Ramsar site includes some local wet grasslands in the Lydden Valley, although they are effectively the same within the Thanet area.

Table 4.8 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	The main current threat to the integrity of these sites is the disturbance of feeding and roosting waders, notably overwintering turnstones, by recreational activities (particularly dog walking, although other activities, such as kite sailing, are thought to have local impacts). The habitats of the SPA and Ramsar will be vulnerable to the same aspects as Sandwich Bay SAC and Thanet Coast SAC (see above) although the relationship between the habitat condition and the status of the SPA / Ramsar bird interest features is complex, and effects on the habitats will not always directly and negatively affect these features (for example, nutrient enrichment would degrade some habitats but probably enhance foraging conditions for turnstone). The main Local Plan issue for this site is therefore the overall quantum of development in Thanet (and	Yes

	neighbouring authorities) and the consequent potential for recreational use of the beaches to increase during key periods. The plan will need to develop mitigating policies and safeguards to minimise the effect of this.	
Urbanisation	As for recreational pressure	Yes (with recreational pressure)
Atmospheric pollution	No critical loads are set for the features at this site; the bird interest features and the Ramsar habitats are not sensitive to changes in air quality that may occur due to development in the TDC area.	No
Water resources	The Ramsar habitat features are water resource sensitive. The site features are water resource sensitive, and potentially vulnerable to increased abstraction (although this is not currently affecting the site). However, the WRMP for Southern Water will not have any significant effects on this site, based on its HRA and therefore growth within Thanet can be accommodated. The Thanet plan will have no significant effect on this aspect, although policies should allow for the early identification of infrastructure requirements.	Ensure policies reflect need to plan for water resource provision.
Water quality	Development in Thanet could potentially affect some features of these sites (particularly the Ramsar habitats) through diffuse pollution and discharges from WTWs; and through direct run-off and other discharges. The management of this is largely determined by Southern Water and the EA, although the Thanet plan policies should allow for the early identification of infrastructure requirements to minimise the risks of sewerage headroom being compromised.	Ensure policies reflect need to plan for sewerage provision and water quality management.
Flooding / water management	Development in Thanet could potentially affect the lower reaches of the Great Stour although most development is located outside this catchment and significant effects as a result of changes to the flooding regime would not be expected; however, the Thanet plan policies should allow for flood risk to be mitigated.	No
Effects on mobile species away from site	The bird interest features are mobile and some high-tide turnstone roosts may be outside the boundaries of the designated site, although the known major roosts are all immediately adjacent to the site.	Yes (with recreational pressure)

The Swale SPA / The Swale Ramsar

These sites are approximately 12.8km west of TDC area at their closest point. The sites are a large complex of brackish and fresh water, floodplain grazing marsh with ditches, and intertidal saltmarshes and mud-flats extending. They are potentially vulnerable to a range of environmental aspects, including visitor pressure (thought to be having a significant effect); abstraction and water quality associated with point discharges (not thought to adversely affect the sites, based on the EA Review of Consents); water quality associated with diffuse pollution (possible significant effect on terrestrial components); coastal squeeze and erosion of intertidal habitat; and management.

Table 4.9 Summary of site screening based on impact pathways

Aspect	Screening summary	Consider further?
Recreational pressure	Sites over 12km from the TDC boundary at its closest point; the majority of the sites is substantially further. Recreational pressure is considered a significant issue at these sites although visitor surveys by Footprint Ecology (2012) recorded only two visitors from Thanet out of 521 visitors surveyed. Development in Thanet is unlikely to result in a measurable increase in recreational pressure on the sites, alone or in combination (note, it is thought that proposed development in North Kent area will have a significant effect on the sites, but this cannot be made 'more significant' in combination with other development).	No
Urbanisation	No TDC development proposals within 500m of the site, therefore TDC plan will have no effect via this pathway.	No
Atmospheric pollution	The terrestrial features of the Ramsar site are potentially sensitive to atmospheric pollutants although the major road routes into Thanet (the A299 and M2) which may experience increased traffic volumes as a result of development in Thanet are over	No

	200m from the sites, with the exception of a very small part of the Seasalter Level, west of Whitstable). Effects on air quality at this site as a result of the TDC plan will not be significant and are not considered further.	
Water resources	Features are water-resource dependent and potentially linked to the Thanet area since abstractions in North Kent can be used to support Thanet through transfer from the Kent Medway WRZ.	Yes (in combination)
Water quality	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Flooding / water management	The site is not hydrologically connected to the Thanet area and so will not be affected by the outcomes of the TDC plan.	No
Effects on mobile species away from site	Some of the mobile interest features will use habitats outside the site, including some intertidal habitats around Thanet; golden plover are an interest feature of both The Swale SPA and the Thanet Coast and Sandwich Bay SPA. However, it is not thought that there is significant interdependency between these sites and development in Thanet will therefore have only weak indirect effects on the mobile interest features of The Swale SPA. This is considered further but it is likely that the mitigation required for the Thanet Coast and Sandwich Bay SPA / Ramsar will be sufficient to prevent indirect effects on The Swale also.	Yes (in association with effects on Thanet Coast and Sandwich Bay SPA / Ramsar)

Summary

Most sites and features within the study area will not be significantly affected by the TDC plan, due either to the feature or site not being exposed and/or sensitive to the likely effects of the plan; or because the standard protective policies included within the plan, and operation of lower tier legislative and consenting regimes, can be relied on to ensure that significant effects will not occur. The main exceptions to this are:

- ▶ The Thanet Coast sites, which are exposed and sensitive to recreational pressure particularly as well as general proximity effects; and
- ▶ The water resource sensitive sites (the Stodmarsh sites and The Swale sites), which may be sensitive to increased water resource demands (although it must be noted that the Southern Water WRMP does not predict a deficit within Thanet that would require resolution with additional abstraction).

4.2 Policies

Overview of Screening

The emerging policies were reviewed during their development (see [Appendix X](#)), and again at the preferred options stage (Section 4.3.4 below). The review and screening process considered the European sites potentially vulnerable to the TDC plan and the likely outcomes of the policies as drafted. Policies may have effects in their own right, or they may be used to control potential effects or prevent them occurring. A policy should be considered 'likely' to have an effect if the competent authority is unable (on the basis of objective information) to exclude the possibility that the plan could have significant effects on any European site, either alone or in combination with other plans or projects; an effect will be 'significant' if it could undermine the site's conservation objectives. However, it is important that the policy assessment focuses on effects that are objectively possible, rather than just imaginable; furthermore, it is not appropriate for policies to simply re-state existing legislation.

When considering the likely effects of a policy, it is recognised that some policy 'types' cannot result in impacts on any European sites. Different guidance documents suggest various classification and referencing systems to help identify those policies that can be safely screened out; the general characteristics of these policy types are summarised in Table 4.10.

Table 4.10 Policy 'types' that can usually be screened out

Broad Policy Type	Notes
General statements of policy / aspiration	The European Commission recognises* that plans or plan components that are general statements of policy or political aspirations cannot have significant effects; for example, general commitments to sustainable development.
General design / guidance criteria or policies that cannot lead to or trigger development	A general 'criteria based' policy expresses the tests or expectations of the plan-making body when it comes to consider proposals, or relates to design or other qualitative criteria which do not themselves lead to development (e.g. controls on building design); however, policies with criteria relating to specific proposals or allocations should not be screened out.
External plans / projects	Plans or projects that are proposed by other plans and are referred to in the plan being assessed for completeness (for example, Highways Agency road schemes; specific waste development proposals promoted by a County Minerals and Waste Plan).
Environmental protection policies	Policies designed to protect the natural or built environment will not usually have significant or adverse effects (although they may often require modification if relied on to provide sufficient safeguards for other policies).
Policies which make provision for change but which could have no conceivable effect	Policies or proposals the which cannot affect a European site (no impact pathways and hence no effect; for example, proposals for new cycle path several kilometres from the nearest European site) or which cannot undermine the conservation objectives, either alone or in combination, if impact pathways exist (no significant effect).
General statements of policy / aspiration	The European Commission recognises* that plans or plan components that are general statements of policy or political aspirations cannot have significant effects; for example, general commitments to sustainable development.

* EC, 2000, Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC April 2000 at 4.3.2

It must be noted that it is inappropriate to apply a policy classification tool uncritically to all policies of a certain type: there will obviously be some occasions when a policy or similar may have potentially significant effects, despite being of a 'type' that would normally be screened out. The criteria in Table 4.10 were applied critically to the screening of the draft policies within the Local Plan to identify the following policy groups:

- ▶ **'No effect'** policies: policies that will have 'no effect' (i.e. policies that, if included as drafted, self-evidently would not have any effect on a European site due to the type of policy or its operation; for example, a policy controlling town centre shop signage; a policy setting out sustainable development criteria that developments must meet). Note that 'no effect' policies cannot have in combination effects;
- ▶ **'No likely significant effect'** policies: policies where impact pathways exist but the effects will not be significant (alone or in combination);
- ▶ **'Uncertain effect'** policies: policies where the precise effects on European sites (either alone or in combination) are uncertain, and hence additional investigation (appropriate assessment) or policy modification is required. Note that further investigation will often demonstrate that there is no significant effect or allow suitable mitigation or avoidance measures to be identified to ensure this;
- ▶ **'Likely significant effect'** policies: policies which are likely to have a significant effects (either alone or in combination) and hence which require additional investigation (appropriate assessment) or policy modification. Note that 'likely significant effect' policies are more likely to require that the policy be amended, abandoned or re-worked to avoid significant effects.

Overarching Protective Policies

The screening of the draft and preferred option policies accounts for overarching or cross-cutting protective policies that may potentially be relied on to ensure that other policies, particularly those that promote or support development but which do not specify the scale or location of that development, do not have

significant effects. Note that these policies will not automatically be sufficient to prevent significant effects for all policies, and some policies may require bespoke measures to ensure that significant effects do not occur.

Draft Policy Review

The review of the draft policies is detailed in Appendix C. This review was undertaken during the policy development phase to assist TDC with the drafting of the policies and any appropriate mitigation or avoidance measures; suggestions for policy changes or amendments were made although these were not intended to be prescriptive and a number of approaches for ensuring ‘no significant effects’ would be acceptable (for example, a policy with a potential significant effect could have been abandoned; or modified; or cross-referenced to an over-riding protective policy). The colour coding used in the Appendix X tables is as follows:

Table 4.11 Colour coding for initial review of policies

	No LSE – policy will not or cannot affect any European sites and can therefore be screened out (subject to brief review of final policy)
	No LSE, but amendments recommended; policies that will not affect any European sites but which could be enhanced or strengthened
	Policy requires changes to avoid significant effects (e.g. minor re-wording; referencing mitigating policies), or effects are uncertain.
	Significant effects likely; policy should be abandoned or re-worked to include specific mitigation (may apply to groups of policies)

Note that the inclusion of a policy in the ‘red’ or ‘yellow’ categories does not mean that significant effects are certain since in many instances the assessments reflected an uncertainty that needs to be explored through further assessment (and it would be possible to undertake an appropriate assessment stage and still conclude (following a further screening) that there will be no significant effects). The review also included an assessment of ‘in combination’ effects between policies. In summary, the vast majority of the draft policies were categorised as ‘no effect’ or ‘no significant effect’ policies.

Preferred Options Review

The strategic and non-strategic policies proposed at the preferred options stage have been reviewed and screened using the same principles, taking into account the outcomes of the draft policy review; this screening is summarised in Table 4.12 and Appendix X. This included a review of the Strategic Priorities for Manston Airport document, which was not previously available. The preferred options review accounts for the key mitigating policies, notably [POLICY NOS TBC]:

- ▶ SP23 (Green Infrastructure) – requires provision / enhancement of green infrastructure in developments;
- ▶ SP24 (Biodiversity Enhancements) – protects Biodiversity Opportunity Areas and Green Wedges from development;
- ▶ SP25 (Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve) – sets out requirements and expectations regards effects on European sites, including the need for development to meet the requirements of the SPA Mitigation Strategy (agreed with Natural England);
- ▶ SP26 (Protection of Open Space); and
- ▶ SP27 (Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds) – requires that developments include suitable green space or access to this.

In summary, the key issues for European sites (effects of recreational pressure on the Thanet Coast sites) will be mitigated through the SPA Mitigation Strategy.

Table 4.12 Summary of review of strategic and non-strategic policies [TO BE UPDATED TO REFLECT RECENT CHANGES – NOTE, MOST OF THESE RECOMMENDATIONS ADOPTED BY PLAN]

Policy status	Policies / Groups of policies		Notes and recommendations
No LSE, but amendments recommended	SP02	Economic Growth	General statement of aspirations; no significant effect but policy could be strengthened to reference environmental protection also. Recommendations: e.g. "Development is supported that enhances the rural economy subject to protecting the character, quality and function of Thanet's rural settlements and natural environments "
	SP08	Margate	The policy will direct development to within the existing developed areas of Margate. These are inevitably close to the Thanet Coast and Sandwich Bay SPA and effects are therefore possible although the protective policies elsewhere should be sufficient to prevent incidental significant effects. More broadly, it is a general statement of policy rather than a specific direction or allocation, although it is possible that Dreamland will be developed residentially; the policy includes safeguards re. visitor pressure but these could be strengthened as per the protective cross reference in the Westwood policy. Recommendations: amend policy to refer to SP25 and the SPA mitigation strategy.
	SP09	Ramsgate	As for SP08
	SP10	Broadstairs	As for SP08
	SP17	Land fronting Nash and Haine Roads (site reference S141)	Policy should reference SP25 as per SP13 – SP16

Table 4.13 Summary of review of strategic and non-strategic policies

Policy status	Policies / Groups of policies		Notes and recommendations
	SP25	Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve	Protective policy; no significant effects. Note this is the key protective policy to which all developmental policies refer and therefore it is important that the safeguards currently required by it are not diluted or reduced. Recommendations: - The policy refers to SP23 but should refer to the requirements of SP27 also. - The second paragraph could be modified to emphasise the importance of the quantum of development in affecting the sites, for example: "Planning permission will only be granted when it can be demonstrated that any potential harm to internationally and nationally designated sites resulting from that development on its own, or cumulatively with other developments , will be avoided or suitably mitigated."
	SP27	Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds	Protective policy; no significant effects. The policy could usefully be strengthened to encourage the integration of new greenspace with existing networks to maximise its value. Recommendations: "...to accommodate the demands for passive recreation generated by residential development. New greenspace provision must be linked to existing greenspace, green wedges and / or the wider countryside and ProW network away from the coast to maximise its value. "
	CC02	Coastal development	Requirement for SuDS in new developments; mitigating policy; no significant effects; policy could be strengthened by requiring that new developments on greenfield sites maintain greenfield levels of run-off etc with SuDS or similar.
LSE possible; re-wording required	H02C	Land fronting Park Lane, Birchington. (site reference	General statement of policy / criteria; should include reference to Policy SP25 to protect European sites from recreational pressure

Policy status	Policies / Groups of policies	Notes and recommendations
	ST3)	
	H02G Land at Melbourne Avenue, Ramsgate (site reference SS22)	As H02C
	CC03 Coastal development	Policy sets criteria for development near the coast; this should be strengthened to include potential effects on European sites as a specific criteria requiring consideration, for example: "3) will not adversely affect the interest features of any designated nature conservation sites, particularly by exacerbating coastal squeeze or otherwise restricting the capacity of the coastline to adjust to sea-level rise and climate change."
'No effect' or 'no significant effect'	All other policies	All other policies, as drafted, as considered unlikely to result in significant effects on any European sites or their interest features (alone or in combination), primarily due to the nature of the policy; most, in this regard, are 'no effect' policies.
Significant effects likely	No policies	None of the policies are likely to result in significant adverse effects based on the incorporated mitigation measures including, notably, the commitment to the SPA mitigation strategy.

4.3 Site Allocations

The possible allocation sites considered by TDC, and their proposed uses, were reviewed to identify those which (if developed) could result in significant effects on a European site. The review largely focused on the identification of specific effects that might be associated with specific allocations (and which may therefore require the inclusion of allocation-specific mitigation within the plan) rather than the broader 'quantum of development' effects²¹. The risk of effects is obviously strongly dependent on how a particular development is implemented at the project stage and in most cases potential effects can be avoided using best-practice and standard scheme-level avoidance measures which do not necessarily need to be specified for each allocation (for example, scheduling construction works near the Thanet Coast and Sandwich Bay SPA for the summer period to avoid potential disturbance of over-wintering turnstones). However, in some instances there may not be sufficient flexibility or safeguards provided within the plan to ensure that a particular allocation could be delivered without significant effects, if bought forward.

The review of the allocations concluded that most of the allocation sites would not, if developed, have any significant effects on their own that could not be avoided or mitigated using standard measures, and that the plan provided sufficient flexibility (and protective policies) to ensure this. However, the larger residential allocation sites (e.g. Westwood (SHLAA references S511, S553, S447); Birchington (S515, S498, S499, ST3); Westgate (ST1, ST2); Manston Green (no reference) could arguably, due to their size, result in significant effects on their own due to increases in recreational pressure, particularly on the Thanet Coast and Sandwich Bay SPA. However, all of the Thanet allocations are within 6km of the Thanet Coast sites and therefore will have 'in combination' effects due to recreational pressure. Bespoke mitigation within the plan (or referred to by it), rather than general protective policies, is therefore appropriate to help prevent this occurring. Other 'quantum of development' in combination effects may occur in respect those aspects that operate regionally, notably water resources and water quality. Plan policies will need to include suitable mitigation to prevent adverse effects occurring as a result of allocation development.

There may be a specific risk of some allocations affecting fields used by golden plover away from the SPA boundaries; the potential effects of this are considered further in Section 6.

²¹ Effects due to the overall quantum of development are essentially a within-plan 'in combination' effect.

5. Sandwich Bay SAC

5.1 Current Issues and Threats to Interest Features

Sandwich Bay SAC is designated for its sand dune habitats, which will be mainly sensitive to direct damage (trampling, erosion etc.) and localised eutrophication (e.g. associated with dog faeces) although the sensitivity of the habitats to direct disturbance varies. To some extent, the dune systems rely on disturbance to maintain the various successional stages, and the early successional stages are essentially disturbance communities; however, the later successional stages are more sensitive to trampling and localised erosion since this can result in otherwise stable dune habitats being re-mobilised. Kent Wildlife Trust, which manages parts of the SAC, has noted that cars are frequently parked on the dunes, damaging some of the habitats, as official car parking is limited.

The minimum critical load for nitrogen deposition is currently exceeded at the site for all of the air quality sensitive features (Dunes with creeping willow; White dunes; Grey dunes; and Embryonic shifting dunes). The Local Plan does not include any proposals for developments that are likely to result in potentially significant new point-sources of emissions, therefore the main mechanism by which the Local Plan may influence the baseline air emissions locally will be through changes in patterns of vehicle use associated with the growth promoted by the Plan²². Having said that, it is important to note that there has been a significant decline in NOx emissions in recent years, partly due to increased efficiency standards for cars, and this decline is expected to continue.

5.2 Recreational Pressure and Urbanisation

Key Policies / Allocations

[TBC]

Proposed / Incorporated Mitigation

[TBC]

Assessment of Effects

Public access to the dune systems is limited by the number of public footpaths and the presence of private golf clubs, which ensure that there are restrictions to off-track usage. Natural England note that the SSSI units that are in unfavourable condition within the SAC are affected primarily by management (Unit 22, associated with a golf course) and hydro-ecological changes that have degraded some fixed dunes (Unit 18); recreational pressure is identified as a risk, but not as a factor currently affecting the integrity of the site.

The growth of Thanet will increase visitor numbers to the site, although it is likely that any increase will be relatively easily to manage since the site is not access land and the effects will generally be local to the existing PRoWs and Permissive Paths; the absence of open access therefore limits the exposure of the interest features to effects associated with visitor pressure. Consequently, there are a number of factors that are likely to limit the exposure of the interest features to additional recreational pressure, and significant effects are not likely.

With regard to mitigation, the plan includes a number of policies that will help minimise additional recreational pressure, such as SP23 (Green Infrastructure) and SP27 (Provision of Green Space). There may also be opportunities to enhance the management of the SAC alongside the delivery of the SPA

²² The plan proposals may indirectly contribute to wider diffuse pollution within and beyond the TDC boundary, in combination with other developments, plans and programmes, by requiring new energy generation. However, diffuse and trans-boundary air pollution can only be realistically addressed by national legislation or higher-tier plans, policies or strategies; this has been confirmed by NE, which indicated to Runnymede Borough Council that the HRA of its local plan "can only be concerned with locally emitted and short range locally acting pollutants" as wider diffuse pollution is beyond the control or remit of the authority.

Mitigation Strategy, since there will be many areas of overlap, although identifying specific additional funding mechanisms for the protection of the SAC from visitor pressure is not necessarily supported by the available data.

5.3 Atmospheric Pollution

Key Policies / Allocations

[TBC]

Proposed / Incorporated Mitigation

[TBC]

Assessment of Effects

The Department of Transport's Transport Analysis Guidance²³ states that "*beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant*" and therefore this distance is used to determine the potential significance of any local effects associated with the plan. There are two A- or B-roads within Thanet and within 200m of Sandwich Bay SAC, the A256 between Sandwich and Cliff's End, and the A299 in Ramsgate. However, these roads are some distance from the emissions-sensitive features of the SAC: the dune systems are primarily associated with the section of coast between the Great Stour estuary and Deal, and so are at least a kilometre from the nearest section of main road. In addition, none of the major allocations are within 2km of the dune systems, so local air quality changes associated with these developments are unlikely to affect the integrity of the SAC. It is therefore unlikely that any increases in emissions from vehicles that could be associated with the Thanet plan (alone, or in combination with other local plans) would adversely affect the integrity of this SAC²⁴.

5.4 Conclusion

No significant effects, alone or i/c.

²³ <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>; accessed 15/06/14

²⁴ It is worth noting that modelling undertaken for the Dover Land Allocations Local Plan (DDC 2012) indicated that development in Dover will not result in N deposition over 1% of the long-term benchmark (so no adverse effect) on the Dover to Kingsdown Cliffs SAC, which is substantially closer to main population areas and roads than the emissions-sensitive features of Sandwich Bay.

6. Thanet Coast and Sandwich Bay SPA / Thanet Coast and Sandwich Bay Ramsar

6.1 Current Issues and Threats to Interest Features

Turnstone

Recent investigations by the Kent Wildlife Trust have provided evidence that some recreational and commercial activities around the Thanet coastline may be having a detrimental effect on the populations of overwintering waders associated with the Thanet Coast and Sandwich Bay SPA, especially overwintering turnstones, due to disturbance. The most notable disturbing activity, particularly in the north section of Sandwich Bay, is thought to be dog walking where the dog is off the lead (although other activities such as walking, bait digging, and kite surfing are thought to have local impacts): studies have shown that turnstones are particularly vulnerable to disturbance from dogs, which interrupt their feeding behaviour so affecting their ability to gain sufficient body fat for overwintering or migration.

Population increases associated with new housing provision in Thanet and its neighbouring districts will increase recreational pressure on the SPA as more people are likely to make use of the coastline for leisure and work; however, most recreational activities are 'casual' and pursued opportunistically (e.g. walking, walking dogs, bike riding) rather than structured (e.g. organised group activities or trips to specific discrete attractions), which ensures that it can be difficult to quantify the impacts of these activities on European sites and (ultimately) harder to control or manage. Natural England have suggested that, in the absence of mitigation, the quantum of growth facilitated by the Thanet Plan is likely to have a significant effect on the interest features of the SPA (notably turnstone) which could adversely affect the integrity of the site.

Golden Plover

Whilst golden plover are a feature of the Thanet Coast and Sandwich Bay SPA, they are less dependent on the coastal SPA habitats than turnstone. Several studies suggest that some lowland farmland areas may be as important for this species as the coastal and wetland SPAs typically associated with wintering waders (e.g. Mason & MacDonald 1999; Gillings 2003), and perhaps even more so. Birds appear to retain an association with wetland or coastal sites, typically remaining within a few kilometres of these (except where significant regional movements of flocks occur in response to (for example) weather conditions), but will often spend several tidal cycles (or more) foraging and roosting in farmland, both during the day and night. This behaviour is known to be under-recorded by the standard Wetland Bird Survey (WeBS) monitoring technique, with the result that increasing attention is being paid to the use of agricultural areas by overwintering golden plover. Indeed, the 2016 SPA Review (JNCC 2016) includes golden plover in a broad group of species that are known to be reliant on cropped habitats, which are under-represented in the SPA network (although the SPA Review suggests that this should be addressed outside the SPA Review process through "*wider countryside measures to preserve and promote permanent pasture as feeding and roosting habitat for the species*").

However, whilst there is evidence of regional site fidelity (i.e. birds associated with the Thanet Coast and Sandwich Bay SPA will predominantly use available habitats within a few kilometres of the site), the species' use of farmland appears variable according to cropping patterns and rotations, with limited field fidelity from year to year (Mason & MacDonald 1999) except where favoured habitats are consistently or intentionally maintained. There is evidence that certain crops may be favoured, and larger fields are favoured over smaller ones but distributions will often be variable from year to year. Gillings et al. (2007) found that flocks occupied only a fraction of the available fields in a given area, concentrating most in large fields with open boundaries and where manure had been applied. The Thanet plan could arguably affect golden plover using the SPA through direct disturbance of birds using the SPA due to increased recreational pressure (as per turnstone), or by affecting associated functional habitat and favoured non-SPA areas due to the allocations themselves (direct loss of functional habitat) or increased recreational pressure associated with developments.

Little Tern

The SPA is designated in part for its breeding little terns, which had colonies on Shell Ness at the mouth of the Great Stour in Pegwell Bay, and at Plum Pudding Island on the north coast of the peninsula, near Minnis Bay. Around 30 pairs regularly nested in Pegwell Bay at the time of designation, although this had dropped from a peak of over 60 pairs in the mid-80s; this decline has continued in recent years such that the SPA Review suggested that little tern might be removed as an interest feature, and the SIP notes that “*previous attempts at habitat conservation and management to encourage this species to breed within the site again have been unsuccessful*”. The reasons for the decline are uncertain; it was thought that recreational disturbance was affecting the breeding sites but the decline in breeding has occurred despite management measures to moderate this, and recent surveys (e.g. for the Richborough grid connection project) have not recorded little tern breeding at Shell Ness. It is possible that wider population-scale changes have resulted in local declines, or there may have simply been a minor shift in site conditions or preferences which has led to abandonment of the breeding locations.

Little terns are thought to be effectively absent from the SPA at the moment (the Sandwich Bay Bird Observatory identifies them as ‘migrants’ rather than breeders in its sightings list), although the conditions at former breeding colonies appear to remain suitable and habitat conservation and management measures have been employed to ensure this. The reasons for their absence are not clear, and although recreational pressure may have had an impact historically the localised distribution of little terns ensures that this pressure can be relatively easily managed, should terns choose to use the site. Despite this, population increases associated with new housing provision in Thanet and its neighbouring districts will increase recreational pressure on the SPA as more people are likely to make use of the coastline for leisure and work; if this is not managed then it is unlikely that favourable conditions for future re-colonisation of the site by little terns will be achieved.

6.2 Recreational Pressure and Urbanisation

Key Policies / Allocations

[TBC]

Proposed / Incorporated Mitigation

Disturbance effects on birds within the SPA

As noted, one of the most common approaches to mitigation for recreational impacts involves developer contributions, usually linked to catchment areas and development size. Natural England has indicated to TDC that provision of a wardening scheme would provide a suitable approach to mitigation, supported by funding for other access management measures such as rationalisation of access points, car park location, and the provision of interpretation.

Dover District Council (DDC) has, within its Land Allocations Document, proposed a Mitigation Strategy for the Thanet Coast and Sandwich Bay SPA that is funded from a tariff system of developer contributions. DDC is drafting a charging schedule setting out four different residential contribution rates based on location, although the employment of similar contribution catchment areas for Thanet are likely to be of little value due to the proximity of all allocations to the SPA.

There are several policies within the Thanet Local Plan that will help minimise or manage additional recreational pressure on the SPA. The most notable of these is **SP25**, which refers to the Strategic Access Management and Monitoring Plan (SAMM) for the Thanet coast (essentially, a plan for mitigating the potentially adverse effects of housing growth in Thanet on the SPA), and requires that developers demonstrate how they are meeting this. The SAMM (TDC 2016) has been finalised in consultation with NE, and is available from the TDC website²⁵. In summary, the mitigation package presented in the SAMM comprises:

²⁵ Available at: <https://www.thanet.gov.uk/media/3307595/Thanet-DC-SAMM-MAIN-REPORT-Final-21st-April-2016.pdf>

- ▶ a wardening service between October and April, providing an on-site presence throughout the SPA within Thanet District when turnstones and golden plover numbers are at their peak;
- ▶ educational measures to support longer-term compliance;
- ▶ a co-ordination role to manage the wardening presence and to coordinate activities throughout the year;
- ▶ localised access-management; and
- ▶ regular monitoring of birds and visitors will be required.

These measures will be funded by a developer tariff, based on the number of new dwellings, which will cover annual mitigation costs (i.e. seasonal wardening, coordination, monitoring, etc.) and any capital investment required (e.g. signage etc.) in perpetuity. The SAMM will be reviewed after a period of no more than ten years, or sooner if monitoring results identify potentially significant issues which are not being addressed by the SAMM. The SAMM will be principally targeted at the wintering interest features using the SPA itself (i.e. turnstone and golden plover), although could potentially be extended to support little tern should future monitoring suggest that a population recovery is underway that would benefit from these measures.

This strategic mitigation approach covers strategic housing allocations included in the plan, plus likely windfall sites. The SAMM was initially drafted on the basis of an allocation of 12,000 new homes over the planning period; the appropriateness of the SAMM to the revised allocation (15,660 by 2031) has been evaluated, and it is considered that the measures proposed can be scaled up to address the higher housing figures; this is consistent with NE's position on other strategic mitigation schemes (for example, in relation to the Thames Basin Heaths SPA, or the SPAs associated with the Solent and nearby harbours). Other development which may come forward may require separate assessment at the discretion of the Local Planning Authority. TDC is also working with neighbouring Canterbury City Council on a co-ordinated mitigation approach for the SPA, in order both to secure the best outcome for the SPA and meet requirements under the 'duty to co-operate'.

The policies within the Local Plan are appropriately geared to the SAMM. Financial contributions will address the cumulative 'in combination' impact of the smaller developments allocated for development in this Plan. Project-level HRA will also be required in order to confirm any site specific details that may trigger a requirement for additional measures, notwithstanding the requirements of the SAMM.

Effects on functional habitats

Effects on associated functional habitats in close proximity to the SPA (principally roost sites adjacent to the SPA) will be managed and minimised by the measures proposed within the SAMM. However, golden plover are known to make significant use fields outside of the SPA, and potential effects on this interest feature in these locations are unlikely to be directly mitigated by the SAMM. Areas that are known to regularly support significant aggregations of plover (e.g. fields around Pegwell Bay) have been avoided through the allocations process, but the key difficulty in designing appropriate mitigation for this aspect is the variability in the use of many fields by golden plover, depending on annual cropping patterns: simply avoiding certain fields in the allocation process is unlikely to guarantee no effects. Furthermore, it is acknowledged that species that are known to be reliant on cropped habitats can only really be supported by "*wider countryside measures to preserve and promote permanent pasture as feeding and roosting habitat for the species*" (JNCC 2016), which TDC can have limited influence over. **Having said that,**

The TDC plan therefore adopts a policy-led mitigation approach to this aspect, to ensure that this potential issue is appropriately considered at the site level when developments are brought forward. In this regard, policies for strategic allocations (e.g. **Policies X, X, X**) require that developers "*Include an assessment of the site's functionality as a roosting or feeding resource for the interest features of the Thanet Coast and Sandwich Bay SPA Special Protection Area, including areas within 400m of the development site's boundary, and provide mitigation where necessary*". The supporting text then notes the reasoning for this, i.e.:

- ▶ that wintering birds associated with the Thanet Coast and Sandwich Bay SPA, particularly golden plover, can use terrestrial habitats outside the SPA boundary for roosting or feeding;

- ▶ no evidence of allocations coinciding with favoured sites supporting notable aggregations away from the coast has been found at this stage, but usage of terrestrial habitats varies over time; and so
- ▶ it is appropriate for applicants to establish whether the proposed development site, and other areas within 400m, have any functional linkages with the SPA that may be significantly affected by the development.

Assessment of Effects

Turnstone

Turnstone population surveys undertaken in 2013 and 2014 by the Sandwich Bay Bird Observatory Trust (SBBOT) for NE recorded notable declines in turnstone numbers, compared to surveys undertaken between 2001 and 2010. This appears to be reflected in WeBS sector count data. Although recreational disturbance has been cited as a potential factor in this decline, the studies of recreational disturbance on the Thanet Coast and Sandwich Bay SPA have not established a relationship between the observed disturbance levels and reduced productivity or increased mortality of the SPA interest features (although for many migratory and passage species it would be very difficult (in reality) to isolate local disturbance effects on the Thanet Coast from wider pressures on populations). However, that is not to say that recreational disturbance is not a potentially significant factor that needs to be appropriately managed and addressed, or that potential increases in visitor pressure are not an issue.

With regard to the prediction of effects, it is not possible to accurately model the likely increase in the number of visits to the site without substantial investigations into the current behaviour of residents in the Thanet area (including those that do not regularly visit the sites). As noted, most attempts to predict the significance of increased recreation on European sites generally aim to identify the distance within which a certain percentage of visits originate (i.e. taking account of frequency of visits as well as distance travelled), typically 75%. Analysis of the literature suggests that, for most European sites studied, this distance is usually around 5 – 7km from the site boundary. However, the merits of this for Thanet are limited: all of Thanet is within 6km of the Thanet Coast and Sandwich Bay SPA and, as the peninsula is only around 6km from north to south and the main population centres are clustered around the coast, the majority of the population is within 2km. The vast majority of visitors during winter will therefore originate from Thanet, and all of the allocations will be within the typical travel distance for casual recreation. It is possible that some allocations may have a disproportionate effect due to their proximity; the allocations that are closer to the SPA (within 1 – 2 km) may be of more concern, partly as many of these are within existing urban areas and so there will be limited space to provide alternative local recreational opportunities, and partly as they are so close to the SPA that the site will almost always be the first choice location for casual recreation.

This is not to say that additional visits cannot be controlled and managed: for example, Guillemain *et al.* (2007) investigated the effects of ecotourism in the Camargue and found that waterbodies with more tourists did not support fewer birds in the medium-term; and that in the long term, wildfowl numbers were not related to the number of visitors. Obviously there will always be site-specific variations, but it is known that management can minimise disturbance, provided sufficient funds are available. It is therefore important that the Local Plan provides control mechanisms for monitoring, managing and mitigating any potential effects. Other plans have adopted a range of measures in similar situations, but most commonly these involve developer contributions to site management; and the provision of well-designed green infrastructure that integrates with the developments and allows easy walking access to local greenspace and the wider countryside (i.e. attractive local areas that are more convenient than protected areas). Studies have repeatedly shown that the most important factors influencing dog owners' choice of recreational area are the ability to take their dog off its lead; the proximity to home; and it being traffic-free. Measures that reduce the attractiveness of the Thanet Coast in this regard and increase the accessibility and value of local greenspace are likely to be successful in mitigating potential increases in recreational pressure.

The proposed mitigation (the SAMM) is considered likely to be successful in managing the effects of population growth and recreational pressure, such that adverse effects will not occur.

Little Tern

The potential effects of the Thanet Plan on little tern are difficult to quantify (as per turnstone), particularly considering the current absence of the species despite apparently suitable conditions for breeding. In the absence of future management or control measures it is unlikely that favourable conditions for tern breeding would be maintained. However, the relatively discrete distribution of little tern at the site ensures that any potential disturbance due to recreation can be easily managed; the mitigation measures for turnstone (the SAMM) in this regard are likely to be equally applicable for little tern also, and so the same mechanism can be relied on to help ensure that favourable conditions (as far as these are influenced by the Thanet plan) are maintained. On this basis, the plan would have no adverse effect on the little tern interest feature.

Golden Plover

As noted, golden plover are less dependent on the coastal SPA habitats than turnstone, so whilst the SAMM will have some benefit for this species, this will principally relate to its use of the SPA (although improving the condition of this by reducing and managing disturbance will logically increase resource availability within Thanet and hence increase the resilience to loss of some terrestrial foraging opportunities). Assessing the effects of population growth on this aspect is difficult at the strategy level, as:

- ▶ there is limited data on the distributions of the species and key foraging areas; and
- ▶ distributions and use of fields will vary year to year according to local and regional conditions, and cropping patterns (e.g. cold winters may increase use of some terrestrial habitats).

The principal sources of data on the use of terrestrial habitats by golden plover in Thanet are the English Nature Research Report No. 569 (*Numbers and distribution of the wintering golden plover population in and around the Thanet Coast & Sandwich Bay SPA 2002/2003*; EN 2004); ad hoc surveys and records; and ongoing surveys of the allocation sites, completed in early 2016 and being repeated in 2016 / 2017. These data indicate the following broad patterns:

Known important areas: There are around X areas in Thanet that appear to regularly support larger numbers of golden plover, notably:

- ▶ three sites in close proximity (within 1km) of Pegwell Bay (these either form part of the Ramsar site, or are immediately adjacent to the SPA).
- ▶ [TBC based on 2016 / 17 surveys]

These are all within 3 miles (5km) of the SPA boundary, but over 1 km from the nearest allocations.

Allocation sites: Urbanisation or high-frequency disturbance effects are typically considered likely if development takes place within around 400m of a designated site²⁶. Although not directly applicable in this instance²⁷, if the allocation sites and a 400m 'zone of influence' are considered then small numbers (approximately 28) of golden plover were recorded in these areas during surveys in 2016, with around X recorded in 2002/2003 (based on EN 2004) [TBC – digitising 2003 data]. Peak counts of golden plover, based on existing data, suggest that wintering populations in Thanet are substantially greater than identified within the SPA citation (e.g. EN (2004) notes that the five year peak mean for golden plover in Pegwell Bay alone is 6332 birds, compared with 411 noted in the citation). On this basis, the numbers of golden plover recorded within the zone of influence of the allocation sites represents an extremely small, arguably insignificant, proportion of the local population.

Analysis of land use can be used to estimate potential impacts, although this must be used cautiously due to the scale of the data available. Approximately X% of the land within 5km of the Thanet Coast and Sandwich Bay SPA is undeveloped agricultural land [TBC based on latest Agri Census Database plus CORINE], which is arguably available to golden plover for roosting and foraging depending on annual cropping patterns; the allocations within the TDC plan will reduce this to approximately X%. Not all of these areas will be available

²⁶ For example, 400m has been identified as the distance from the Thames Basin Heaths SPA and the Solent and Harbours SPAs within which development should not occur due to the risk of significant effects on the SPAs themselves.

²⁷ SPAs typically support higher value and more unique habitats where concentrations of (usually dependent) species are found; agricultural land is more ubiquitous and so pressure on, say, an individual field would not typically carry the same degree of risk as pressure on an equivalent area of an SPA.

to or preferred by golden plover, due to local factors that cannot be easily identified at the strategic or landscape scale²⁸; and the use of most areas will vary annually with cropping patterns. Nevertheless it is unlikely that the proposed allocations or population growth will significantly reduce the functional land potentially available to golden plover.

Although it is difficult to precisely determine the effects of allocations on local golden plover populations at the strategy level, it is clear that the proposed allocations avoid known non-designated areas that are of value to golden plover. Whilst some golden plover are likely to periodically use allocation fields, there does not appear to be any evidence to suggest that potentially significant annual aggregations will be displaced, and the development proposals in the TDC plan will not substantially reduce the habitat areas potentially available to the species. Having said that, the variability in the use of many fields by golden plover, often depending on annual cropping patterns, creates a risk of potential effects that cannot be avoided by simply excluding certain fields in the allocation process.

The mitigation within the plan creates a policy structure whereby assessments for impacts on golden plover are specifically required for the various allocations as they are brought forward by developers, with a requirement for appropriate mitigation should significant effects be identified. The plan is not prescriptive on this point, as the mitigation requirements will depend on the scale and type of effects, although it may be appropriate for a policy mechanism to be put into place to support landscape-scale measures, including offsetting, in addition to the existing policy requirements. Notwithstanding this, the TDC plan will have no adverse effects on golden plover using functional land, based on the wider availability of habitats, the relatively localised effects of the allocations, and the measures incorporated within the plan.

[TO BE UPDATED WITH INFO ON KNOWN GOLDER PLOVER ROOSTING AREAS – ALTHOUGH THESE DO NOT COINCIDE WITH ALLOCATIONS A PRECUATIONARY APPROACH TO POLICY WOULD REQUIRE DEVELOPERS CONFIRM THIS AS PART OF THEIR ENV. ASSESSMENTS TO ENSURE THAT NO BASELINE CHANGES HAVE OCCURRED POST-ADOPTION].

Additional mitigation recommendations

The plan is not prescriptive on mitigation requirements, although as although as species that are known to be reliant on cropped habitats can only really be supported by “*wider countryside measures to preserve and promote permanent pasture as feeding and roosting habitat for the species*” (JNCC 2016) it may be appropriate for a policy mechanism or advisory text to be put included to support such an approach, in addition to the existing policy requirements.

6.3 Water Resources

Southern Water (SW) is responsible for supply to the Thanet area, which is within its Eastern Supply Area (Kent Thanet Water Resource Zone (WRZ)). Thanet receives most of its supply from groundwater (75%) with the remainder from the River Medway, River Stour or pipeline transfer from the Kent Medway WRZ. Some of the features of the Thanet Coast and Sandwich Bay SPA Swale SPA / Ramsar are water-resource dependent, notably those associated with the Ramsar site and the lower reaches of the River Stour; they are therefore potentially exposed to growth within the Thanet area.

However, it is important to note that Southern Water’s WRMP for the next 25 years explicitly accounts for any reductions in abstraction that are required to safeguard European sites (see Section 0) and for the growth predicted by TDC and other LPAs in its forecasting. Therefore, the future water resource requirements of Thanet are factored into the abstraction regime, such that they will not affect European sites (i.e. the growth provided for by the Thanet plan is in line with SW predictions and will not increase water resources pressure on any European sites, alone or in combination).

²⁸ For example, Mason & MacDonald (1999) found that fields over 15 ha. were favoured by golden plover, with fields of less than 10 ha. being used less often than their proportion in the study area and fields greater than 15 ha used more often; this may suggest that targeting allocations at fields less than 10 ha. in size might help minimise impacts although these would not necessarily be well located in respect of other environmental impacts.

6.4 Water Quality

Some of the non-avian Ramsar features are associated with the lower reaches of the Great Stour, and the nearby marshes. Development promoted or supported by the Local Plan is likely to increase demand on wastewater treatment works, and potentially increase run-off which could indirectly affect some European sites. The major treatment works serving the Thanet area are located at Minster and Weatherlees, discharging to the Stour and to sea via a Long Sea Outfall (LSO) at Foreness Point; these are managed through specific consenting regimes that are independent of the Local Plan, although it is important that the plan requires that suitable wastewater infrastructure and capacity be in place prior to the occupation of any developments. This is achieved through policies in the plan. With regard to effects on European sites, it should be noted that the Environment Agency's Review of Consents determined that there was no adverse effect on the integrity of any European sites, including the Thanet Coast sites, from nutrient enrichment due to Environment Agency consents (i.e. associated with sewerage treatment). The effect of run-off from developed areas can be mitigated or reduced by the use of Sustainable Drainage Systems (SuDS) and by increasing the area of permeable surfaces (both natural and artificial) within developed areas.

6.5 In combination effects

[TBC following review of current plans and programmes]

6.6 Summary

No adverse effects alone or i/c

7. The Swale SPA / The Swale Ramsar

7.1 Current Issues and Threats to Interest Features

7.2 Recreational Effects

Key Policies / Allocations

Proposed / Incorporated Mitigation

Assessment

Some of the mobile interest features of the Swale SPA will use habitats outside the site, including some intertidal habitats around Thanet; golden plover are an interest feature of both The Swale SPA and the Thanet Coast and Sandwich Bay SPA. Disturbance on the Thanet coast could therefore have indirect effects on the integrity of the The Swale SPA / The Swale Ramsar. The SPA populations in Thanet and the Swale are part of a wider North Kent. However, it is not thought that there is significant interdependency between these sites and development in Thanet will therefore have only weak indirect effects on the mobile interest features of The Swale SPA.

The mitigation employed to minimise disturbance to the interest features of the Thanet Coast and Sandwich Bay SPA (e.g. SP25 and the SPA Mitigation Strategy) will also help mitigate or avoid potential indirect effects on mobile interest features of the The Swale SPA / The Swale Ramsar that may use the site. Significant adverse effects would not therefore be expected as a result of the Thanet plan.

7.3 Water Resources

Key Policies / Allocations

[TBC with final plan – policies relating to quantum of development]

Proposed / Incorporated Mitigation

[TBC with final plan – policies relating to planning process and requirements]

Assessment

The features of The Swale SPA / Ramsar are water-resource dependent and so potentially exposed to growth within the Thanet area since abstractions in North Kent can be used to support Thanet through transfer from the Kent Medway WRZ. However, as with the Thanet Coast and Sandwich Bay SPA / Ramsar, effects on this site are unlikely to occur due to the long-term planning and assessment in Southern Water's WRMP: the future water resource requirements of Thanet are factored into the abstraction regime, such that they will not affect European sites (i.e. the growth provided for by the Thanet plan is in line with SW predictions and will not increase water resources pressure on any European sites, alone or in combination). Therefore



7.4 In combination effects

[TBC following review of current plans and programmes]

8. References

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Appendix A

European Site Designations

Box A1		European sites
Special Area of Conservation	SAC	Designated under the EU <i>Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora</i> , and implemented in the UK through the <i>Conservation of Habitats and Species Regulations 2010</i> (as amended), and the <i>Conservation (Natural Habitats, & c.) Regulations (Northern Ireland) 1995</i> (as amended).
Sites of Community Importance	SCI	Sites of Community Importance (SCIs) are sites that have been adopted by the European Commission but not yet formally designated by the government of each country. Although not formally designated they are nevertheless fully protected by <i>Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora</i> , the <i>Conservation of Habitats and Species Regulations 2010</i> (as amended), and the <i>Conservation (Natural Habitats, & c.) Regulations (Northern Ireland) 1995</i> (as amended).
Candidate SAC	cSAC	Candidate SACs (cSACs) are sites that have been submitted to the European Commission, but not yet formally adopted as SCIs. Although these sites are still undergoing designation and adoption they are still fully protected by <i>Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora</i> , the <i>Conservation of Habitats and Species Regulations 2010</i> (as amended) and the <i>Conservation (Natural Habitats, & c.) Regulations (Northern Ireland) 1995</i> (as amended).
Possible SACs	pSAC	Sites that have been formally advised to UK Government, but not yet submitted to the European Commission. As a matter of policy the Governments in England, Scotland and Wales extend the same protection to these sites in respect of new development as that afforded to SACs.
Draft SACs	dSAC	Areas that have been formally advised to UK government as suitable for selection as SACs, but have not been formally approved by government as sites for public consultation. These are not protected (unless covered by some other designation) and it is likely that their existence will not be established through desk study except through direct contact with the relevant statutory authority; however, the statutory authority is likely to take into account the proposed reasons for designation when considering potential impacts on them.
Special Protection Area	SPA	Designated under <i>EU Council Directive 79/409/EEC on the Conservation of Wild Birds</i> (the 'old Wild Birds Directive') and <i>Directive 2009/147/EC on the Conservation of Wild Birds</i> (the 'new Wild Birds Directive', which repeals the 'old Wild Birds Directive'), and protected by Article 6 of <i>Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora</i> . These directives are implemented in the UK through the <i>Wildlife & Countryside Act 1981</i> (as amended), the <i>Conservation of Habitats and Species Regulations 2010</i> (as amended), the <i>Wildlife (Northern Ireland) Order 1985</i> , the <i>Nature Conservation and Amenity Lands (Northern Ireland) Order 1985</i> and <i>The Conservation (Natural Habitats, & c.) (Northern Ireland) Regulations 1995</i> (as amended) and the <i>Offshore Marine Conservation (Natural Habitats & c.) Regulations 2007</i> .
Potential SPA	pSPA	These are sites that are still undergoing designation and have not been designated by the Secretary of State; however, ECJ case law indicates that these sites are protected under Article 4(4) of <i>Directive 2009/147/EC</i> (which in theory provides a higher level of protection than the Habitats Directive, which does not apply until the sites are designated as SPAs), and as a matter of policy the Governments in England, Scotland and Wales extend the same protection to these sites in respect of new development as that afforded to SPAs, and they may be protected by some other designation (e.g. SSSI).
Ramsar		The <i>Convention on Wetlands of International Importance especially as Waterfowl Habitat</i> (Ramsar Convention or Wetlands Convention) was adopted in Ramsar, Iran in February 1971. The UK ratified the Convention in 1976. In the UK Ramsar sites are generally underpinned by notification of these areas as Sites of Special Scientific Interest (SSSIs) (or Areas of Special Scientific Interest (ASSIs) in Northern Ireland). Ramsar sites therefore receive statutory protection under the <i>Wildlife & Countryside Act 1981</i> (as amended), and the <i>Nature Conservation and Amenity Lands (Northern Ireland) Order 1985</i> . However, as a matter of policy the Governments in England, Scotland and Wales extend the same protection to listed Ramsar sites in respect of new development as that afforded to SPAs and SACs.

Appendix B

Interest Feature Abbreviations

Table B.1 Interest Feature Abbreviations

Abbreviation	Interest Feature Formal Name
Calcareous dry grassland and scrub	Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>)
Desmoulin`s whorl snail	<i>Vertigo moulinsiana</i>
Dunes with creeping willow	Dunes with <i>Salix repens</i> ssp. <i>argentea</i> (<i>Salicion arenariae</i>)
Embryonic shifting dunes	Embryonic shifting dunes
Grey dunes	Fixed dunes with herbaceous vegetation ("grey dunes")
Humid dune slacks	Humid dune slacks
Oak-hornbeam forests	Sub-Atlantic and medio-European oak or oak-hornbeam forests of the <i>Carpinion betuli</i>
Reefs	Reefs
Sea caves	Submerged or partially submerged sea caves
Vegetated sea cliffs	Vegetated sea cliffs of the Atlantic and Baltic coasts
White dunes	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes")
Avocet	<i>Recurvirostra avosetta</i>
Bar-tailed godwit	<i>Limosa lapponica</i>
Bittern	<i>Botaurus stellaris</i>
Black-tailed godwit	<i>Limosa limosa islandica</i>
Breeding bird assemblage	Breeding bird assemblage
Dark-bellied brent goose	<i>Branta bernicla bernicla</i>
Dunlin (ssp. alpina)	<i>Calidris alpina alpina</i>
Gadwall	<i>Anas strepera</i>
Golden plover	<i>Pluvialis apricaria</i>
Hen harrier	<i>Circus cyaneus</i>
Knot	<i>Calidris canutus</i>
Little tern	<i>Sterna albifrons</i>
Marsh harrier	<i>Circus aeruginosus</i>
Mediterranean gull	<i>Larus melanocephalus</i>
Pintail	<i>Anas acuta</i>
Shoveler	<i>Anas clypeata</i>
Turnstone	<i>Arenaria interpres</i>
Waterfowl assemblage	Waterfowl assemblage



Appendix C

Preferred Option Policy Review

Table 6.2 Strategic Policies Review

Strategic Policy	Draft text	Review and recommendations
SP01 National Planning Policy Framework	<p>Policy SP01 - National Planning Policy Framework – Presumption in favour of sustainable development</p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or - Specific policies 	General statement of policy
SP02 Economic Growth	<p>A minimum of 5,000 additional jobs is planned for in Thanet to 2031.</p> <p>The aim is to accommodate inward investment in job creating development, the establishment of new businesses and expansion and diversification of existing firms. Sufficient sites and premises suited to the needs of business are identified and safeguarded for such uses. Manston Business Park will be the key location for large scale job creating development. Land is identified and allocated to accommodate at least 65ha of employment space over the period to 2031. Land and premises considered suitable for continued and future employment use will be identified and protected for such purpose. Thanet's town centres are priority areas for regeneration and employment generating development, including tourism and cultural diversification, will be encouraged.</p> <p>The growth of the Port of Ramsgate is supported as a source of employment and as an attractor of inward investment. New tourism development, which would extend or upgrade the range of tourist facilities particularly those that attract the staying visitor, increase the attraction of tourists to the area and extend the season, will be supported.</p> <p>Development is supported that enhances the rural economy subject to protecting the character, quality and function of Thanet's rural settlements.</p>	General statement of aspirations; no significant effect but policy could be strengthened to reference environmental protection also. Recommendations: e.g. "Development is supported that enhances the rural economy subject to protecting the character, quality and function of Thanet's rural settlements and natural environments "
SP03 Land Allocated for Economic Development	<p>At the following sites land is allocated for business and employment generating purposes:</p> <ol style="list-style-type: none"> 1. Manston Park, Manston 2. Eurokent Business Park, Ramsgate 3. Thanet Reach Business Park, Broadstairs 4. Hedgend Industrial Estate, St Nicholas <p>At Manston Park and Hedgend Industrial Estate development will be restricted to use classes B1 (business), B2 (general industry) and B8 (storage and distribution). Thanet Reach Business Park is also suitable for education uses.</p>	Allocations unlikely to have significant effects on their own, although may operate in combination with residential developments to increase recreational pressure on European sites; this is avoided by Policy SP25.

Strategic Policy	Draft text	Review and recommendations
<p>SP04 Manston Business Park</p>	<p>Manston Business Park is allocated and safeguarded for business purposes within classes B1 (business), B2 (general industry) and B8 (storage and distribution). Development proposals will need to comply with all of the following criteria:</p> <ol style="list-style-type: none"> 1) Provide green infrastructure to create an attractive environment compatible with its location and boundaries adjoining the countryside. 2) Be accompanied by a transport assessment and travel plan unless the development is considered too small to have a significant impact. This should specifically consider improvements to public transport to enable access from Thanet's main residential areas to Manston Business Park by a range of means of transport. 3) Safeguard land traversing the site to accommodate a new road alignment from Columbus Avenue to the Airport and to take account of the need to safeguard the operational capability of Manston Airport. 4) Safeguard land within the site to enable future extension of Columbus Avenue northwards to link directly with the B2050. 	<p>Site specific policy; however, site is located at least 3km from the nearest designated sites and the proposed development for this site is unlikely to have any significant effects on any European site interest features.</p> <p>Recommendations: None</p>
<p>SP05 Manston Airport</p>	<p>The site of Manston Airport and the adjoining area will be designated as an "Opportunity Area" for the purposes of preparing the Manston Airport Area Action Plan" Development Plan Document. The Manston Airport AAP will explore through the development plan process the future development options for the site of the airport and the adjoining area. A consideration of the AAP should be the retention, development and expansion of the airport and aviation operations where supported by a feasibility study and a viable Business Plan, while exploring alternative options for the future development of the area for mixed-use development.</p> <p>While the Manston Airport Area Action Plan is being prepared and until adopted by the Council as a development plan for the Manston Airport area, the following policy for the Manston Airport will apply.</p> <p>Proposals at the airport, that would support the development, expansion and diversification of Manston Airport, will be permitted subject to all of the following requirements.</p> <ol style="list-style-type: none"> 1) That there be demonstrable compliance by the applicants with the terms of the current agreement under section 106 of the Town and Country Planning Act 1990 as amended or subsequent equivalent legislation. 2) That new built development is to be designed to minimise visual impact on the open landscape of the central island. Particular attention must be given to roofscape for the purposes of minimising the mass of the buildings at the skyline when viewed from the south. 3) The provision of an appropriate landscaping scheme, to be designed and implemented as an integral part of the development. 4) That any application for development for the purpose of increasing aircraft movements in the air or on the ground, auxiliary power or engine testing, be supported by an assessment of cumulative noise impact and the effectiveness of mitigation measures to be implemented in order to minimise pollution and disturbance. The acceptability of proposals will be judged in relation to any identified and cumulative noise impact, the effectiveness of mitigation and the social and economic benefits of the proposals. 5) The provision of an air quality assessment in compliance with the Air Quality Management Plan to demonstrate that the development will not lead to a harmful deterioration in air quality. Permission will not be given for development that would result in national air quality objectives being exceeded. 6) That any new development which would generate significant surface traffic must meet requirements for surface travel demand. 7) That it must be demonstrated both that new development cannot contaminate groundwater sources and that appropriate mitigation measures will be incorporated in the development to prevent contamination. 8) There will be no significant harm to Thanet's SSSI/SAC/SPA/Ramsar sites. A Habitats Regulations Assessment will be required. 	<p>Policy includes safeguards</p>

Strategic Policy	Draft text	Review and recommendations
SP06 Thanet's Town Centres	Provision is made for a range of town centre uses reflecting the individual role, character and heritage of the town centres, including provision for retail development as referred in Table 1 above.	General criteria policy / statement of expectations; no significant effects.
SP07 Westwood	<p>The Council will seek to support the evolution and development of Westwood as a mixed use business and residential community in line with the following area based policies, indicated on Map 7. Development (in the vicinity of Westwood) will be required to have regard to and contribute towards implementation of a Westwood Relief Scheme. Development that would prejudice implementation of the Scheme will not be permitted. New development should also seek to improve pedestrian connectivity.</p> <p>1) Westwood Town Centre Retail development will be directed to the core town centre area at Westwood and complementary town centre uses will be accommodated within the wider town centre boundary, as defined by the primary and secondary frontages. Any development proposals should ensure there is no net loss in overall commercial floorspace.</p> <p>2) Eurokent Mixed Use Area Development of Eurokent will be for a mix of residential and business purposes, in accordance with a comprehensive development masterplan linking and integrating the development into the wider Westwood community. Land at Eurokent will provide for:</p> <ul style="list-style-type: none"> · in the region of 350 new dwelling houses, and · the development and retention of 15.5 ha of land for flexible business uses. Town centre uses that cannot be accommodated within the designated town centres due to format and scale can be located here. <p>The masterplan shall incorporate, be informed by and/or address the following:</p> <ul style="list-style-type: none"> · Small scale convenience retail provision required to accessibly serve the day to day needs of the community · A minimum of 34 ha of publicly accessible natural/semi natural open space in accordance with the requirements of Policy SP27 · A minimum of 30% of all dwellings will be affordable homes in accordance with Policy SP19. The design brief should feature and reflect investigation of the need to incorporate an element of housing to meet the needs of particular groups including specifically sheltered and extra care homes. The proportion of houses as opposed to flats should exceed as much as possible that in Policy SP18 · Contribute to new, or improvements to existing community facilities at Newington · Liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure · Archaeological assessment and the need to preserve and enhance the setting of heritage assets adjoining the site. · A wintering and breeding bird survey to assess impact upon bird populations (including farmland birds) and the need to mitigate/compensate · Clearly demonstrate how the SPA mitigation strategy as set out in Policy SP25 is being met and how it will ensure that development does not increase recreational pressure on designated sites <p>Proposals will be accompanied by a Transport Assessment informing the masterplan and including assessment of impact of development on the local road network and demonstrating measures to promote multi-modal access, including footway and cycleway connections and an extended bus service accessible to the development. Development will be expected to provide an appropriate contribution to offsite highway improvements in respect of Westwood Relief Scheme, improvements to the A256 from Lord of the Manor and any other improvements identified in the Transport Assessment.</p> <p>3) Thanet Reach Mixed Use Area In accordance with Policy SP03, part of Thanet Reach is allocated for employment and education uses. The southern part of the site is allocated for residential development.</p>	<p>The policy will direct development to the Westwood town centre area (or the proposed Eurokent employment allocation) and hence away from any European sites. Direct effects are therefore unlikely as a result of the policy. The policy reflects the wider strategic issue of 'total quantum of development' and possible impacts on (particularly) the Thanet Coast and Sandwich Bay SPA with reference to the SPA mitigation strategy and Policy SP25.</p> <p>Recommendations: None</p>

Strategic Policy	Draft text	Review and recommendations
<p>SP08 Margate</p>	<p>The Council will seek to support the continued regeneration and development of Margate as a contemporary seaside resort in line with the following area based proposals, indicated on Map 8.</p> <p>1) Margate Town Centre The focus for retail development will be in and around the High Street as defined by the Primary and Secondary Frontages.</p> <p>2) Margate Old Town Margate's Old Town area will continue in its complementary role, contributing to the vitality and viability of Margate's town centre, increasing footfall and enhancing quality and choice of facilities in the town centre. It will be a focal location for creative and cultural industries. Residential development will be permitted above ground floor level only and the Council will resist the loss of existing commercial premises in the area.</p> <p>3) Margate Seafront and Harbour Arm Within the seafront area of Margate and the Harbour Arm as indicated on Map 8, leisure and tourism uses will be permitted, including retail, where they enhance the visual appeal of these areas and protect the seafront character and heritage. Residential development above ground floor will be permitted.</p> <p>4) Dreamland Dreamland will be developed as an amusement park and be a significant visitor attraction supporting the regeneration of the town. Proposals that seek to extend, upgrade or improve the attractiveness of Dreamland as an amusement park will be permitted. Development that would lead to a reduction in the attractiveness, leisure or tourist potential will be resisted. Exceptionally, development of a limited part of the site may be accepted as a part of a comprehensive scheme for the upgrading and improvement of the amusement park. The scheme will be required to demonstrate that the future viability of the amusement park can be assured and the Council will negotiate a legal agreement to ensure that the proposed development and the agreed investment in the amusement park are carried out in parallel. In the event that evidence, in the form of an independent professional assessment, is submitted (and accepted by the Council) as demonstrating that it is not economically viable to operate an amusement park on the whole or majority of the site in the foreseeable future, then proposals for redevelopment may be accepted subject to:</p> <ul style="list-style-type: none"> - proposals demonstrating that such redevelopment would sustainably contribute to the economic wellbeing and rejuvenation of Margate, and being supported by a business plan demonstrating that such proposals are economically viable; - the predominant use of the site being for leisure purposes. (an element of mixed residential would be appropriate but only of such a scale needed to support delivery of the comprehensive vision for the site); - compatibility with the context and proposals of the strategic urban design framework, and integration with appropriate proposals for redevelopment/refurbishment of neighbouring sites; - proposals delivering a new road along the southern site boundary to enable the diversion of vehicular traffic from Marine Terrace. (A legal agreement will be required to ensure that a proportionate contribution will be made towards the cost of providing the new road and to appropriate improvements to create a pedestrian priority environment along Marine Terrace); - retention of the Scenic Railway in situ as an operating feature within a green park setting appropriate to its character as a listed building; and - proposals being accompanied by a traffic impact assessment. 	<p>The policy will direct development to within the existing developed areas of Margate. These are inevitably close to the Thanet Coast and Sandwich Bay SPA and effects are therefore possible although the protective policies elsewhere should be sufficient to prevent incidental significant effects. More broadly, it is a general statement of policy rather than a specific direction or allocation, although it is possible that Dreamland will be developed residentially; the policy includes safeguards re. visitor pressure but these could be strengthened as per the protective cross reference in the Westwood policy.</p> <p>Recommendations: amend policy to refer to SP25 and the SPA mitigation strategy.</p>
<p>SP03 Margate</p>	<p>5) Opportunity Sites There are Opportunity Sites identified on Map 8 which are considered suitable for mixed use town centre development. Residential development will be considered acceptable where this does not conflict with the area based criteria above.</p> <p>6) The Lido Proposals for leisure and tourism related uses will be supported at the Lido. Any development must respect and restore the site's status as a significant heritage asset. Any development permitted by this policy must not adversely affect any designated nature conservation sites either directly or as a result of increased visitor pressure.</p>	



Strategic Policy	Draft text	Review and recommendations
SP09	<p>Policy SP09 – Ramsgate</p> <p>The Council will seek to support the continued regeneration and development of Ramsgate focusing on its maritime heritage and developing leisure role, in line with the following area based proposals, indicated on Map 9.</p> <p>1) Ramsgate Town Centre</p> <p>The main focus for retail shall be the central High Street/Queen Street/King Street/Harbour Street area of the town, and complementary town centres uses will be permitted in the wider town centre area, as defined by the primary and secondary frontages.</p> <p>2) Ramsgate Waterfront and Royal Harbour</p> <p>Land at and adjacent to Ramsgate Royal Harbour, as indicated on Map 9, is identified for development for a mixture of leisure, tourism, retail and residential purposes.</p> <p>Any such proposals should have regard to the emerging Ramsgate Maritime Plan or any subsequent plan adopted by the Council. The following activities and development will be supported:</p> <ul style="list-style-type: none"> - Eastern Undercliff - mixed leisure, tourism and residential uses; and - Ramsgate Royal Harbour - continued development of mixed leisure and marina facilities, in particular at the Military Road arches. <p>All proposals must:</p> <ul style="list-style-type: none"> - Take particular care in the design, location, use of materials and relationship of land-based facilities with open water, such as to protect important views and preserve or enhance the historical character of the Royal Harbour and seafront. - Ensure that the integrity of nature conservation interests within the adjacent SSSI-SPA-SAC-Ramsar site is maintained. <p>3) Opportunity Sites</p> <p>There are Opportunity Sites identified on Map 9 which are considered suitable for mixed use town centre development. Residential development will be considered acceptable where this does not conflict with the area based criteria above.</p> <p>4) Ramsgate Port</p> <p>The Council supports further development at Ramsgate Port which would facilitate its improvement as a port for shipping, increase traffic through the port, and introduce new routes and complementary land based facilities including marine engineering, subject to:-</p> <ul style="list-style-type: none"> - a demonstrable port-related need for any proposed land based facilities to be located in the area of the port, and a demonstrable lack of suitable alternative inland locations; and - compatibility with the character and function of Ramsgate waterfront and the Royal Harbour as a commercial leisure facility; and - an acceptable environmental assessment of the impact of the proposed development upon the harbour, its setting and surrounding property, and the impact of any proposed land reclamation upon nature conservation, conservation of the built environment, the coast and archaeological heritage, together with any proposals to mitigate the impact. <p>Land reclamation will not be permitted beyond the western extremity of the existing limit of reclaimed land.</p> <p>Any development permitted by this policy must not adversely affect any designated nature conservation sites either directly or as a result of increased visitor pressure.</p>	As for Policy SP08



Strategic Policy	Draft text	Review and recommendations
SP10 Broadstairs	<p>The Council will seek to support proposals that maintain and enhance the role and character of Broadstairs as a popular attractive small seaside town in line with the following area based proposals, indicated on Map 10.</p> <p>1) Broadstairs Town Centre The focus for retail will be the lower High Street and Albion Street with complementary town centre uses in the wider area, in accordance with the Primary and Secondary Frontages. New retail development will be acceptable on the edge of Broadstairs town centre, subject to Policy E05. Proposals will be required to provide direct pedestrian links to the High Street, be well related to the retail core, centres of population and be accessible by a range of means of transport.</p> <p>2) Broadstairs Promenade and Beach Front Opportunities to enhance the use and attractiveness of the promenade, seafront and beach are welcomed, particularly where they achieve improved connectivity between the town centre and beach front. Within this area, small scale leisure and tourism uses will be permitted, including retail, where they do not harm the character and heritage interest of the surrounding area. Within Victoria Gardens, open space policies will prevail. Change of use of existing commercial premises in this area will be resisted.</p> <p>Any development permitted by this policy must not adversely affect any designated nature conservation sites either directly or as a result of increased visitor pressure.</p>	<p>As for Policy SP08</p>
SP11 Housing Provision	<p>Provision is made for a total of 12,000 additional homes in the period to 2031, with notional delivery across the period as indicated below.</p>	<p>General statement of policy; the quantum of development proposed is achievable without significant effects on the SPA, assuming implementation of SP25 and the SPA Mitigation Strategy. Recommendations: None</p>
SP12 Strategic Housing Site Allocations	<p>The sites listed below are identified as Strategic Housing Sites. Applications to develop such sites shall be accompanied by a detailed development brief including an illustrative site masterplan featuring all elements of the proposal and indicating phasing of development and supporting infrastructure. Applications will be determined in light of the following site specific policies:</p> <p>A - Westwood B - Birchington C - Westgate on Sea D - Manston Green</p>	<p>The strategic housing allocation sites have been reviewed and it is considered that none, on their own, are likely to result in significant effects on any European sites with the possible exception of the larger allocations. The key issue is the overall quantum of development in the area rather than single sites; this is thought to be achievable without significant effects on the SPA, assuming implementation of SP25 and the SPA Mitigation Strategy. The Strategic Housing Site policies (SP13 - SP16) reference SP25, although SP17 should do this also. Recommendations: SP17 to reference SP25</p>

Strategic Policy	Draft text	Review and recommendations
<p>SP13 Strategic Housing Sites - Manston Green (sites referenced SS33)</p>	<p>Land is allocated for up to 700 new dwellings at a maximum density of 35 dwellings per hectare net at land known as Manston Green. Built development will be focused at the northern part of the site taking account of the considerations below. Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site incorporating</p> <ol style="list-style-type: none"> 1) a minimum of 9 ha of open space in accordance with the standards set out in Table 7, 2) a fully serviced area of 2.05 ha (to be provided at the cost of the developer) to accommodate a new two-form entry primary school, 3) small scale convenience retail provision required to accessibly serve day to day needs of the development. <p>Phasing of development will be in accordance with Policy H01(1). The development shall provide for construction of the school to one-form entry at such stage of development as required by the County Council as education authority. Masterplanning will be informed by and address:</p> <ol style="list-style-type: none"> 1) pre-design archaeological assessment taking account of presence of significant and sensitive remains, 2) the setting of listed buildings at Ozengell, 3) the need for disposition of development and landscaping to enable a soft edge between the site and open countryside and minimise impact on long views southwards toward Pegwell Bay, 4) predicted aircraft noise, 5) the alignment of the runway and the operational needs of the airport, 6) sustainable urban drainage taking account of the site's location in the Groundwater Source Protection Zone, 7) the need to clearly demonstrate how the SPA mitigation strategy as set out in Policy SP25 is being met and how it will ensure that development does not increase recreational pressure on designated sites, 8) a wintering and breeding bird survey to assess impact on bird populations within the district and the need to mitigate/compensate, 9) liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure, 10) a statement of social impacts arising from the development and how any increased demand on community facilities will be addressed. <p>A minimum of 30% of all dwellings will be affordable homes in accordance with Policy SP19. The design brief should feature and reflect investigation of the need to incorporate an element of housing to meet the needs of particular groups including specifically sheltered and extra care homes. The proportion of houses as opposed to flats should exceed that in policy SP18 as much as possible.</p> <p>Proposals will be accompanied by a Transport Assessment informing the Masterplan including:</p> <ol style="list-style-type: none"> 1) assessment of the impact of development on the local road network; in particular capacity issues affecting junctions along Haine Road including that with Staner Hill, 2) demonstrating measures to promote multi-modal access, including footway and cycleway connections and an extended bus service accessible to the residential development. <p>Development will be expected to provide an appropriate contribution to off-site highway improvements.</p>	<p>See Policy SP12</p>

Strategic Policy	Draft text	Review and recommendations
<p>SP14 Strategic Housing Site at Birchington (comprising sites referenced S515, S498 & S499)</p>	<p>Land is allocated for up to 1,000 new dwellings at a maximum density of 35 dwellings per hectare net at Birchington. Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site including provision within the site of:</p> <ol style="list-style-type: none"> 1) a new link road to serve the development and extending from Minnis Road and the A28, 2) a minimum of 11 ha of open space in accordance with the standards set out in Table 7, 3) a fully serviced site of 2.05 ha (to be provided at the cost of the developer) for a two-form entry primary school, 4) small scale convenience retail provision required to accessibly serve day to day needs of the development. <p>Phasing of development will be in accordance with Policy H01(1). The access road and serviced school site shall be programmed for delivery as agreed by the county council as highway and education authority respectively. Masterplanning will be informed by and address:</p> <ol style="list-style-type: none"> 1) the need to clearly demonstrate how the SPA mitigation strategy as set out in Policy SP25 is being met and how it will ensure that development does not increase recreational pressure on designated sites, 2) a wintering and breeding bird survey to assess impact on bird populations within the district and the need to mitigate/compensate, 3) pre-design archaeological evaluation, 4) liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure including gas supply, 5) a statement of social impacts arising from the development and how any increased demand on community facilities will be addressed, 6) the need to preserve the listed buildings on the site and respect the setting of Quex Park, 7) the need for disposition of development and landscaping to enable a soft edge between the site and open countryside. <p>A minimum of 30% of all dwellings will be affordable homes in accordance with Policy SP19. The design brief should feature and reflect investigation of the need to incorporate an element of housing to meet the needs of particular groups including specifically sheltered and extra care homes. The proportion of houses as opposed to flats should exceed that in policy SP18 as much as possible.</p> <p>Proposals will be accompanied by a Transport Assessment informing the masterplan including assessment of impact on the A28, including at its junction with Park Lane, and of impact on the junction of Manston Road, Park Lane and Acol Hill and demonstrating measures to promote multi-modal access, including footway and cycleway connections and an extended bus service accessible to the residential development. Development will be expected to provide an appropriate contribution to off-site highway improvements including for Birchington Square/Park Lane.</p>	<p>See Policy SP12</p>

Strategic Policy	Draft text	Review and recommendations
<p>SP15 Strategic Housing Site at Westgate-on-Sea (comprising sites referenced ST1 & ST2)</p>	<p>Land to the east and west of Minster Road, Westgate is allocated for up to 1,000 new dwellings at a maximum density of 35 dwellings per hectare net. Phasing of development will be in accordance with Policy H01(1). Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site including provision within the site of:</p> <ol style="list-style-type: none"> 1) a minimum of 11.1 ha of open space in accordance with the standards set out in Table 7, 2) provision for small scale convenience retail provision required to accessibly serve day to day needs of the development, 3) a fully serviced area of 2.05 ha (to be provided at the cost of the developer) to accommodate a new two-form entry primary school. <p>Development will be expected to provide an appropriate contribution to off-site highway improvements.</p> <p>A minimum of 30% of all dwellings will be affordable homes in accordance with Policy SP19. The design brief should feature and reflect investigation of the need to incorporate an element of housing to meet the needs of particular groups including specifically sheltered and extra care homes. The proportion of houses as opposed to flats should exceed that in policy SP18 as much as possible.</p> <p>Masterplanning will be informed by and address</p> <ol style="list-style-type: none"> 1) a transport assessment (including modelling of junctions of the A28 with Minster Road, Briary Close and Garlinge High Street, the junction of Minster Road with Shottendane Rd the junction of Brooke Avenue with Maynard Avenue), and incorporate: <ul style="list-style-type: none"> · measures to promote multi-modal access, including footway and cycleway connections, and an extended bus service accessible to the new dwellings, · appropriate road and junction improvements and signalling, 2) an archaeological evaluation, 3) the need to safeguard the setting of scheduled ancient monuments and the listed Dent de Lion Gateway, 4) the need to clearly demonstrate how the SPA mitigation strategy as set out in Policy SP25 is being met and how it will ensure that development does not increase recreational pressure on designated sites, 5) a wintering and breeding bird survey to assess impact on bird populations within the district and the need to mitigate/compensate, 6) liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure including gas supply, 7) a statement of social impacts arising from the development and how any increased demand on community facilities will be addressed, 8) appropriate arrangements for surface water management in line with Margate Surface Water Management Plan, 9) the need for disposition of development and landscaping to take account of public rights of way and enable a soft edge between the site and open countryside. 	<p>See Policy SP12</p>

Strategic Policy	Draft text	Review and recommendations
<p>SP16 Policy SP16 Westwood Strategic Housing (comprising sites referenced S511, S553 & S447)</p>	<p>Land is allocated for up to 1,450 new dwellings at a maximum density of 40 dwellings per hectare net at Westwood. This allocation adjoins land already subject to planning permission for 1,020 dwellings at the junction of Nash Lane/Haine Road. Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site integrating with development at the adjoining site. The masterplan shall incorporate:</p> <ol style="list-style-type: none"> 1) highway improvements including widening of Nash Road and links to Nash Road and Manston Road, 2) a minimum of 16.63 ha of open space in accordance with the standards set out in Table 7, 3) small scale convenience retail provision required to accessibly serve day to day needs of the development. <p>Phasing of development will be in accordance with Policy H01(1). The access road shall be programmed for delivery as required by the county council as highway authority. Masterplanning will be informed by and address:</p> <ol style="list-style-type: none"> 1) pre-design archaeological assessment, 2) the need to preserve heritage farm buildings on the site, 3) the need to clearly demonstrate how the SPA mitigation strategy as set out in Policy SP25 is being met and how it will ensure that development does not increase recreational pressure on designated sites, 4) a wintering and breeding bird survey to assess impact on bird populations within the district and the need to mitigate/compensate, 5) liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure, 6) a statement of social impacts arising from the development and how any increased demand on community facilities will be addressed, 7) appropriate arrangements for surface water management in line with Margate Surface Water Management Plan. <p>A minimum of 30% of all dwellings will be affordable homes in accordance with Policy SP19. The design brief should feature and reflect investigation of the need to incorporate an element of housing to meet the needs of particular groups including specifically sheltered and extra care homes. The proportion of houses as opposed to flats should exceed that in policy SP18 as much as possible.</p> <p>Proposals will be accompanied by a Transport Assessment informing the Masterplan including assessment of impact of development on the local road network and demonstrating measures to promote multi-modal access, including footway and cycleway connections and an extended bus service accessible to the residential development. Development will be expected to provide an appropriate contribution to off-site highway improvements including in respect of Westwood Relief Scheme. Development will be expected to provide an appropriate contribution to provision, where required, of a new school off-site. Disposition of development and landscaping will be expected to take account of the presence of the overhead electricity transmission lines, retain an undeveloped corridor as an extension of the open area of Green Wedge to the east of the site, and enable a soft edge between the site and open countryside.</p>	<p>See Policy SP12</p>

Strategic Policy	Draft text	Review and recommendations
<p>SP17 Policy SP17 - Land fronting Nash and Haine Roads (site reference S141)</p>	<p>Land fronting Nash and Haine Roads is allocated for residential development with a notional capacity of 1,020 new dwellings or such capacity as may be demonstrated appropriate in light of the need to provide a school on site and/or any subsequent masterplan reflecting a maximum notional density of 40 dwellings per hectare net. The proportion of houses as opposed to flats should exceed that in policy SP18 as much as possible. The development will incorporate an element of affordable housing in line with policy SP19.</p> <p>Development shall be permitted only in accordance with an agreed masterplan for the whole site and shall:</p> <ol style="list-style-type: none"> 1) Provide for any highway improvements identified as necessary in a traffic assessment and the development masterplan. Individual phases of development will be required to make provision pro-rata towards such improvements, 2) as required provide a fully serviced area of 2.05 ha (to be provided at the cost of the developer) for a new two form entry school as an integral part of the development, 3) incorporate and provide for connections and improvements to footpath and cycle networks facilitating walking, cycling and public transport to, from and within the site, including provision of or contribution to improvements to public transport services, 4) reserve a minimum of 2 ha to enable provision of a medical centre and provide a community assembly facility, 5) reserve and provide a minimum of 1.75 ha as local open space (including an equipped play area and casual/informal play space) together with an area of usable amenity space as an integral part of the design of the development. Where feasible, the area of local open space should be larger than the minimum indicated above having regard to the standards set out in Table 7, 6) incorporate landscaped buffer zones adjacent to any new road infrastructure and along the boundaries to adjacent to open farmland, 7) provide and maintain appropriate equipment for continuous monitoring of local air quality to inform the Council's ongoing air quality review and assessment programme. <p>Applications for successive phases of development will have regard to the need to integrate as far as feasible with any approved masterplans relating to neighbouring areas addressed in this policy and with Westwood Relief Scheme.</p>	<p>See Policy SP12; this policy should also reference SP25</p>
<p>SP18 Type and Size of Dwellings</p>	<p>Proposals for housing development will be expected to address the SHMA recommendations regarding the make-up of market and affordable housing types and sizes needed to meet requirements.</p> <p>The Council will encourage proposals incorporating a higher proportion of houses as opposed to flats than recommended in the SHMA. Proposals for developments incorporating a higher proportion of flats than recommended in the SHMA will be expected to include site specific justification for the proportion and mix proposed.</p> <p>Proposals to revert or convert properties currently used as flats to use as single family or single household accommodation will be permitted where a satisfactory standard of accommodation can be provided.</p> <p>Residential development proposals involving the net loss of dwelling houses suited to modern living requirements will not be permitted, unless the proposal complies with Policy H9 (Houses in Multiple Occupation).</p> <p>In the event of conflict between this policy and the Cliftonville DPD the latter shall prevail.</p>	<p>General statement of policy re. housing mix; no significant effects</p>
<p>SP19 Affordable Housing</p>	<p>Residential development schemes will be expected to include an element of affordable housing of 30%.</p>	<p>General statement of policy; no effects</p>
<p>SP20 Development in the Countryside</p>	<p>Development in the countryside outside of the urban and village confines, as identified in the Thanet Local Plan 2006, and not otherwise allocated for development, will not be permitted unless there is a need for the development that overrides the need to protect the countryside and any adverse environmental effects can be avoided or fully mitigated.</p>	<p>General statement of policy; will not negatively affect any European sites; has been strengthened following review of draft.</p>

Strategic Policy	Draft text	Review and recommendations
<p>SP21 Safeguarding the Identity of Thanet's Settlements</p>	<p>Within the Green Wedges new development (including changes of use) will not be permitted unless it can be demonstrated that the development is:</p> <ol style="list-style-type: none"> 1) not detrimental or contrary to the stated aims of the policy; or 2) essential for the proposed development to be located within the Green Wedges. <p>Open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies, the wider objectives of this plan and the stated aims of this policy.</p> <p>Proposals for development that include measures that will create or enhance wildlife habitats and biodiversity within the Green Wedges, or will improve the quality of the green wedges by providing high quality public amenity space will be supported.</p>	<p>Protective policy; no significant effects</p>
<p>SP22 Protection and Enhancement of Thanet's Historic Landscapes</p>	<p>Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance:</p> <ol style="list-style-type: none"> 1) Thanet's local distinctiveness including historical, biodiversity and cultural character, 2) gaps between Thanet's towns and villages, 3) visually sensitive skylines and seascapes, <p>Within the landscape character areas identified, the following policy principles will be applied:</p> <ol style="list-style-type: none"> 1) At Pegwell Bay, priority will be given to the conservation and enhancement of the natural beauty of the landscape over other planning considerations; 2) In the former Wantsum Channel area, new development will not normally be permitted; 3) In the Wantsum Channel North Shore Area, development will only be permitted that would provide opportunities for enhancement and would not damage the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum Channel, the adjacent marshes and the sea; 4) On the Central Chalk Plateau, a number of sites are identified for various development purposes. Where development is permitted by other policies in this plan, particular care should be taken to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea, and proposals should demonstrate how the development will take advantage of and engage with these views; 5) At Quex Park, new development proposals should respect the historic character of the parkland and gardens; and 6) At the Urban Coast, development that does not respect the traditional seafront architecture of the area, maintain existing open spaces and long sweeping views of the coastline will not be permitted. <p>Development proposals that conflict with the above principles will only be permitted where it can be demonstrated that they are essential for the economic or social well-being of the area or for reasons where the need for the development outweighs the detriment to the landscape. The developer may be required to submit a Landscape and Visual Impact Assessment with any development proposals likely to have a significant landscape impact.</p>	<p>Protective policy; no significant effects</p>
<p>SP23 Green Infrastructure</p>	<p>Thanet's green infrastructure network is an integral part of the design of all major development. Opportunities to improve Thanet's green infrastructure network by protecting and enhancing existing green infrastructure assets and the connections between them, should be included early in the design process for major developments.</p> <p>Development should make a positive contribution to Thanet's green infrastructure network by:</p> <ul style="list-style-type: none"> · Creating new wildlife and biodiversity habitats · Providing and managing new accessible open space · Mitigating against the loss of any farmland bird habitats · Providing private gardens and play space; and/or · Contributing towards the enhancement of Thanet's Biodiversity Opportunity Areas or the enhancement of the Green Wedges <p>Investment and developer contributions should be directed to improve and expand green infrastructure and provide connecting links where opportunities exist.</p>	<p>Enhancement policy; no significant effects; will operate with SP25 and SP27 to reduce impacts on SPA</p>

Strategic Policy	Draft text	Review and recommendations
SP24 Biodiversity Enhancements	Biodiversity Opportunity Areas and the Green Wedges are protected from inappropriate development, and proposals which would provide enhancements and contribute to a high quality biodiverse environment will be supported.	Protective policy; no significant effects
SP25 Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve	<p>Development that would have a detrimental impact on the European Sites, Sites of Special Scientific Interest or National Nature Reserve will not be permitted.</p> <p>Planning permission may only be granted when it can be demonstrated that any harm to internationally and nationally designated sites resulting from that development will be suitably mitigated.</p> <p>Proposals for residential development must include an assessment of significant effects and 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 policy SP23.</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 will mitigate against any increase in recreational pressure on designated sites.</p>	<p>Protective policy; no significant effects. Note this is the key protective policy to which all developmental policies refer and therefore it is important that the safeguards currently required by it are not diluted or reduced.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> - The policy refers to SP23 but should refer to the requirements of SP27 also. - The second paragraph could be modified to emphasise the importance of the quantum of development in affecting the sites, for example: "Planning permission will only be granted when it can be demonstrated that any potential harm to internationally and nationally designated sites resulting from that development on its own, or cumulatively with other developments, will be avoided or suitably mitigated."
SP26 Protection of Open Space	<p>Built development or change of use will not be permitted on areas of open space identified as part of Thanet's green infrastructure network (including Public Rights of Way) unless:</p> <ol style="list-style-type: none"> 1) It is for an open recreation or tourism uses and is of appropriate scale and design for its setting. Any related built development should be kept to the minimum necessary to support the open use, and be sensitively located. 2) There is an overriding need for development that outweighs the need to protect open space and cannot be located elsewhere, in which case provision of alternative open space of an equivalent size must be made elsewhere. <p>New development that is permitted by virtue of this policy should make a positive contribution to the area in terms of siting, design, scale and use of materials.</p> <p>Built development in any areas designated as Local Green Spaces will only be permitted if the proposal meets the exception criteria set out in the National Planning Policy Framework.</p>	Protective policy; no significant effects

Strategic Policy	Draft text	Review and recommendations
SP27 Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds	<p>The Council will require suitably and conveniently located areas of usable amenity space, adequate to accommodate the demands for passive recreation generated by residential development.</p> <p>Sites of 50 dwellings or more will be required to provide natural and semi natural green space and local parks, formal gardens, allotments and recreation grounds to meet the standards set out in Table 7.</p> <p>The Council will expect appropriate arrangements for maintenance and management, responsibility for which will be vested in a particular individual, or, subject to commuted payment to meet such costs, in the district, town or parish council. Such arrangements will be secured by entering into a planning agreement.</p> <p>Any areas of accessible natural and semi natural green space, parks, gardens and recreation grounds created by virtue of this policy will be protected from development by policy SP26 – Protection of Open Spaces.</p>	<p>Protective policy; no significant effects. The policy could usefully be strengthened to encourage the integration of new greenspace with existing networks to maximise its value.</p> <p>Recommendations: "...to accommodate the demands for passive recreation generated by residential development. New greenspace provision must be linked to existing greenspace, green wedges and / or the wider countryside and PrOW network away from the coast to maximise its value."</p>
SP28 Quality Development	<p>New development will be of a high quality inclusive design. Developers will be required to seek an independent Design Review for development proposals on sites with a prominent visual impact, or which are of national significance.</p>	<p>Design criteria; no significant effects</p>
SP29 Conservation and Enhancement of Thanet's Historic Environment	<p>The Council will support, value and have regard to the significance of Heritage Assets by:</p> <ol style="list-style-type: none"> 1) protecting the historic environment from inappropriate development, 2) encouraging new uses where they bring listed buildings back into use, encouraging their survival and maintenance without compromising the conservation of the building, 3) seeking the provision of appropriate research for all applications relating to the historic environment on key sites as identified through the Heritage Strategy, 4) facilitating the review of Conservation Areas and the opportunities for new designations, 5) recognising other local assets through Local Lists, 6) offering help, advice and information about the historic environment by providing guidance to stakeholders, producing new guidance leaflets, reviewing existing guidance leaflets and promoting events which make the historic environment accessible to all, 7) agreeing Article 4 Directions which will be introduced and reviewed as appropriate, 8) supporting development that is of high quality design and supports sustainable development. <p>All reviews and designations will be carried out in consultation with the public in order to bring a shared understanding of why asset and areas are being designated.</p>	<p>Protective policy; no significant effects</p>
SP30 Climate Change	<p>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>Protective policy; no significant effects</p>

Strategic Policy	Draft text	Review and recommendations
SP31 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> <ol style="list-style-type: none"> 1) bring forward accessible 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 enable 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 	General statement of policy; no effects
SP32 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>	General statement of policy; no effects
SP33 Expansion of Primary and Secondary Schools	<p>The Council will support the expansion of existing and development of new primary and secondary schools in Thanet to meet identified needs and will work with Kent County Council in identifying, allocating and safeguarding land as appropriate.</p>	General statement of policy; no effects
SP34 Safe and Sustainable Travel	<p>The Council will work with developers, transport service providers, and the local community to manage travel demand, by promoting and facilitating walking, cycling and use of public transport as safe and convenient means of transport. Development applications will be expected to take account of the need to promote safe and sustainable travel. New developments must provide safe and attractive cycling and walking opportunities to reduce the need to travel by car.</p>	General statement of policy; no effects
SP35 Accessible location	<p>Development generating a significant number of trips will be expected to be located where a range of services are or will be conveniently accessible on foot, by cycle or public transport. The Council will seek to approve proposals to cluster or co-locate services at centres accessible to local communities by public transport and on foot.</p>	General statement of policy; no effects
SP36 Transport Infrastructure	<p>Development proposals will be assessed in terms of the type and level of travel demand likely to be generated. Development will be permitted only at such time as proper provision is made to ensure delivery of relevant transport infrastructure. Where appropriate, development will be expected to contribute to the provision, extension or improvement, of walking and cycling routes and facilities and to highway improvements.</p> <p>Subject to individual assessments, schemes may be required to provide or contribute to:</p> <ul style="list-style-type: none"> · Capacity improvements/connections to the cycle network · Provision of pedestrian links with public transport routes/interchanges · Improvements to passenger waiting facilities · Facilities for display of approach time information at bus stops along identified quality bus corridors · Improvement and expansion of public transport services · Improvements to the road network in line with schemes identified through the Transport Strategy. 	General statement of policy; no effects
SP37 Connectivity	<p>The Council will continue to lobby for investments to secure further improvements to rail journey times for CTRL including domestic services between Ashford and Ramsgate.</p>	General statement of policy; no effects
SP38 Strategic Road Network	<p>In conjunction with neighbouring districts, the Council will prepare a joint assessment of planned development and the expected volume and direction of road traffic movement it would generate, to understand its potential impact on these junctions and how this may, if appropriate, be mitigated.</p>	General statement of policy; no effects

Strategic Policy	Draft text	Review and recommendations
SP39 New Rail Station	<p>Planning permission will be granted for a new railway station at a suitable location on land west of Ramsgate alongside the existing railway line. Land west of Cliffsend (shown on Map 15) is safeguarded for this purpose. Proposals will be required to specifically demonstrate all of the following:</p> <ol style="list-style-type: none"> 1) Satisfactory vehicular access arrangements from East Kent Access 2) Suitable level of car parking 3) Integration with wider public transport services 4) Mitigation of any noise impacts on sensitive receptors 5) Compatibility with the landscape character of its location 6) Located to minimise the loss of best and most versatile agricultural land 	<p>The precise location of the Parkway Station is not stated, but it is likely to be within 1km of the Thanet Coast and Sandwich Bay SPA. The interest features of this site are unlikely to be particularly vulnerable to direct disturbance (etc) as a result of this development but the policy should ideally include reference to the need for scheme-level HRA (or cross-reference other relevant protective policies regarding HRA). However, there is nothing to suggest that this development could not be accommodated without significant effects on the SPA.</p>

Table 6.3 Summary of Preferred Options Non-strategic Policies Review

Development Policy	Draft text	Review and recommendations
E01 Retention of existing employment sites		Policy lists sites to be retained for employment purposes
E02 Home Working		General statement of policy / criteria; no effects
E03 Digital Infrastructure		General statement of policy / no effects
E04 Primary and Secondary Frontages		General statement of policy / criteria; no effects
E05 Sequential and Impact Test		General statement of policy / criteria; no effects
E06 District and Local Centres		General statement of policy / criteria; no effects

Development Policy	Draft text	Review and recommendations
E07	Serviced Tourist Accommodation	General statement of policy / criteria; includes provision to protect European sites from recreational pressure
E08	Self Catering Tourist Accommodation	General statement of policy / criteria; no effects
E09	Protection of Existing Tourist Accommodation	General statement of policy / criteria; no effects
E10	Major Holiday Beaches	Criteria policy; includes safeguards relating to the protection of the European sites
E11	Intermediate Beaches	Criteria policy; includes safeguards relating to the protection of the European sites
E12	Undeveloped Beaches	Criteria policy; includes safeguards relating to the protection of the European sites
E13	Language Schools	General statement of policy / criteria; no effects
E14	Quex Park	General statement of policy / criteria; no effects
E15	New build development for economic development purposes in the rural area	General statement of policy / criteria; no effects
E16	Conversion of rural buildings for economic development purposes	General statement of policy / criteria; no effects
E17	Farm Diversification	General statement of policy / criteria; no effects
E18	Best and Most Versatile Agricultural Land	General statement of policy / criteria; no effects
E19	Agricultural Related Development	General statement of policy / criteria; no effects
H01	Housing Development	General statement of policy / criteria; includes provision to protect European sites from recreational pressure
H02A	Land on west side of Old Haine Road, Ramsgate (comprising site references S535 & S549)	General statement of policy / criteria; includes provision to protect European sites from recreational pressure

Development Policy	Draft text	Review and recommendations
H02B	Land fronting Nash Road and Manston Road (site reference S540)	General statement of policy / criteria; includes provision to protect European sites from recreational pressure
H02C	Land fronting Park Lane, Birchington. (site reference ST3)	General statement of policy / criteria; should include reference to Policy SP25 to protect European sites from recreational pressure
H02D	Land south of Brooke Avenue Garlinge (site reference S505)	General statement of policy / criteria; includes provision to protect European sites from recreational pressure
H02E	land at Haine Road and Spratling Street, Ramsgate (site reference SR60)	General statement of policy / criteria; includes provision to protect European sites from recreational pressure
H02F	Land south of Canterbury Road East, Ramsgate (site reference S415)	General statement of policy / criteria; includes provision to protect European sites from recreational pressure
H02G	Land at Melbourne Avenue, Ramsgate (site reference SS22)	General statement of policy / criteria; should include reference to Policy SP25 to protect European sites from recreational pressure
H03	Cliftonville West and Margate central	General statement of policy / criteria; no effects
H04	Housing at Rural Settlements	General statement of policy / criteria; references H01 which includes requirement to meet Policy SP25, therefore no significant effects will occur.
H04A	Land at Tothill Street, Minster	Subsidiary to H04 and so safeguards provided by H04, H01 and SP25
H04B	Land at Manor Road, St Nicholas at Wade	Subsidiary to H04 and so safeguards provided by H04, H01 and SP26
H04C	Land at 71-75 Monkton Street, Monkton	Subsidiary to H04 and so safeguards provided by H04, H01 and SP27
H04D	Land at Walter's Hall Farm, Monkton	Subsidiary to H04 and so safeguards provided by H04, H01 and SP28
H04E	Land south side of A253, Cliffsend	Subsidiary to H04 and so safeguards provided by H04, H01 and SP29



Development Policy	Draft text	Review and recommendations
H04F	Land north of Cottington Rd, Cliffsend	Subsidiary to H04 and so safeguards provided by H04, H01 and SP30
H04G	Land south side of Cottington Rd, Cliffsend	Subsidiary to H04 and so safeguards provided by H04, H01 and SP31
H05	Rural Housing Need	Criteria based policy associated with exceptions for affordable housing in rural areas; no significant effects
H06	New agricultural dwellings	Criteria based policy associated with exceptions for agricultural housing; no significant effects
H07	Care and Supported Housing	Support for care homes and supported housing; no significant effect
H08	Accessible Homes	Requirements for accessible homes in developments; no effects
H09	Non self-contained residential accommodation	Criteria for non-self contained residential accommodation; no effects
H10	Accommodation for Gypsy and Travelling Communities	General statement of policy / criteria; no effects
H11	Residential use of empty property	Criteria for making residential use of vacant homes; no effects
H12	Retention of existing housing stock	General statement of policy re. retention of existing housing; no effects
GI01	Locally Designated Wildlife Sites	Protective policy; no significant effects
GI02	Regionally Important Geological Sites (RIGS)	Protective policy; no significant effects
GI03	Protected Species and other significant species <input type="checkbox"/>	Protective policy; no significant effects
GI04	Amenity Green Space and Equipped Play Areas <input type="checkbox"/>	Policy re. provision of green space within new developments; will work with other mitigating policies to help reduce effects of development on European sites.

Development Policy	Draft text	Review and recommendations
GI05	Protection of Playing Fields and Outdoor Sports Facilities <input type="checkbox"/>	Policy re. provision of green space within new developments; will work with other mitigating policies to help reduce effects of development on European sites.
GI06	Landscaping and Green Infrastructure	Criteria for landscaping on developments; no significant effects
GI07	Jackey Bakers	Proposals for Jackey Bakers sports ground; no significant effects
QD01	General design principles	General design criteria / principles; no significant effects
QD02	Living Conditions	General design criteria / principles; no significant effects
QD03	Advertisements	General design criteria / principles; no significant effects
QD04	Telecommunications	General design criteria / principles; contains protective clauses; no significant effects
HE01	Archaeology <input type="checkbox"/>	General statement of policy re. archaeology requirements for developments; no effects
HE02	Development in Conservation Areas <input type="checkbox"/>	General statement of policy re. developments in conservation areas; no effects
HE03	Local Heritage Assets <input type="checkbox"/>	General statement of policy; no effects
HE04	Historic Parks and Gardens <input type="checkbox"/>	Protective policy; no effects
HE05	Works to a heritage asset to address climate change <input type="checkbox"/>	Policy supporting works to heritage assets to improve performance re. climate change; no effects.
CC01	Fluvial and Tidal Flooding	Re-iterates NPPF sequential and exception tests re. fluvial or coastal flooding; requires flood risk assessments; no effects.
CC02	Surface Water Management	Requirement for SuDS in new developments; mitigating policy; no significant effects; policy could be strengthened by requiring that new developments on greenfield sites maintain greenfield levels of run-off etc with SuDS.

Development Policy	Draft text	Review and recommendations
CC03 Coastal Development		Policy sets criteria for development near the coast; this should be strengthened to include potential effects on European sites as a specific criteria requiring consideration, for example: "3) will not adversely affect the interest features of any designated nature conservation sites, particularly by exacerbating coastal squeeze or otherwise restricting the capacity of the coastline to adjust to sea-level rise and climate change.
CC04 Sustainable Design		General design criteria / principles; no significant effects
CC05 Renewable energy installations		Criteria for renewable energy installations on existing buildings; no significant effect.
CC06 District Heating		General statement of policy re. district heating; no effects.
CC07 Solar Parks		Criteria for solar farms; includes protective elements; no significant effect.
CC08 Richborough		Support for renewable energy at Richborough; includes protective clauses; no significant effects.
SE01 Potentially Polluting Development		Criteria for permitting potentially polluting development; provides protective clauses and safeguards; any development associated with this policy will be subject to other consenting regimes; no significant effect.
SE02 Landfill Sites and Unstable Land		Policy relating to development near landfills and risk of gas etc.; general statement of policy; no significant effects.
SE03 Contaminated Land		Policy relating to development of potentially contaminated sites; no significant effects.
SE04 Groundwater Protection		Policy protecting groundwater; no significant effects
SE05 Air Quality	□	Policy safeguarding air quality; requires consideration of cumulative effects; no significant effects.
SE06 Noise Pollution	□	Policy protecting against noise pollution; no



Development Policy	Draft text	Review and recommendations
		significant effects.
SE07	Noise Action Plan Important Areas	Requirement for noise action plan; no effect
SE08	Aircraft Noise	Policy relating to residential development in areas potentially affected by aircraft noise; no significant effects
SE09	Aircraft Noise and Residential Development	Policy relating to residential development in areas potentially affected by aircraft noise; no significant effects
SE10	Light Pollution	Policy providing safeguards against light pollution from ew development; no significant effects.
CM01	Provision of New Community Facilities	General design criteria / principles; no significant effects
CM02	Protection of Existing Community Facilities	General design criteria / principles; no significant effects
CM03	Expansion of Margate Cemetery	Allocation for expansion of cemetery; no effects
CM04	Expansion of Minster Cemetery	Allocation for expansion of cemetery; no effects
TP01	Transport assessments and Travel Plans	Requirements for Travel Plans; no significant effects
TP02	Walking	Policy requiring provision for pedestrians; no significant effects
TP03	Cycling	Policy requiring provision for cyclists; no significant effects
TP04	Public Transport	Policy requiring provision for public transport; no significant effects
TP05	Coach Parking	Allocation of coach parking; no significant effects
TP06	Car Parking	Car parking requirements for new developments; no significant effects
TP07	Town Centre Public Car	Retention of existing car parking and criteria; no



Development Policy	Draft text	Review and recommendations
Parks		significant effects
TP08	Freight and service delivery	Requirement for off-street servicing for new development; no significant effects.
TP09	Car parking provision at Westwood	Criteria for car parking provision at Westwood; no significant effects.
TP10	Traffic Management	General statement of policy re. traffic management; no effects



Appendix D In Combination Plans



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Thanet District Council

Working Draft Infrastructure Delivery Plan

[November 2016]

Please note that this is a first working draft of the Infrastructure Delivery Plan, and will continue to be updated and amended as it develops. The Council is working with the relevant agencies and organisations to seek to ensure that the appropriate social and physical infrastructure is delivered alongside new development. Some funding is provided directly by these agencies and organisations in line with their own programmes.



WORKING DRAFT

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Draft Infrastructure Delivery Plan

Introduction

1. The draft Local Plan sets out the proposed levels of development for the Plan period to 2031. Ensuring that proposed development is supported by adequate physical and social infrastructure (as set out in this draft IDP) is fundamental to achieving the wider social, environmental and economic goals of the draft Thanet Local Plan to 2031 and the Council's Corporate Plan objectives.
2. The delivery of necessary infrastructure at this scale can only be achieved through plan-led development. The Council has been working with a wide range of organisations, including Kent County Council, Highways England, Natural England, utilities providers, Homes and Communities Agency, East Kent Opportunities and East Kent Spatial Development Company amongst others to understand the need for new infrastructure through the period of the Local Plan, so that a robust Infrastructure Delivery Plan (IDP) is produced.
3. This long-term partnership working has sought to assess the quality and capacity of all key infrastructure in the district. This includes infrastructure such as schools, roads, sewers, education and health provision and open space. The Council has sought to understand with its partners the ability of such infrastructure to meet the demands placed upon it in the future, and the nature and scale of additional capacity needed.
4. The draft IDP summarises the required new and enhanced infrastructure projects. It identifies broad time periods for delivery, the nature of the priority, the key delivery partners and the likely costs of projects that are known at this time. The infrastructure projects listed include some funded by the public finances, by private sector companies and other organisations, as all sectors contribute to delivering the infrastructure that is required through the draft Local Plan.
5. The IDP reflects the relationship between the draft Local Plan and the draft Transport Strategy. However, other areas, such as Education, also have significant future requirements to serve the development proposed in the draft Local Plan.
6. This schedule does not include projects which are already funded and under construction, unless they are directly related to the Plan's infrastructure requirements, in which case they are included to present a complete picture of

infrastructure provision.

7. The infrastructure provision that is required to serve the development set out in the draft Local Plan has been subject to initial viability testing by Peter Brett Associates.
8. The Council is considering the preparation of a draft Community Infrastructure Levy (CIL) schedule in the near future, following quickly the draft Local Plan, if the principles set out in the draft Local Plan are agreed.

Planning for Infrastructure

9. The draft Local Plan revisions document sets out the proposed approach to infrastructure funding. In simple terms, the draft Plan indicates that, based on the research undertaken so far, the Council is proposing to use s106 Agreements, bonds and other mechanisms to deliver key infrastructure on strategic development sites. It is envisaged that the infrastructure, affordable housing and other requirements on larger sites will be significant, so the Council is considering whether a reduced (or even nil) CIL should be applied to those sites.
10. On smaller allocated sites, or non-allocated sites that come forward as “windfalls”, CIL could then be used to fund other projects which are considered important to the implementation of the wider planning strategy, such as local traffic management improvements and open space provision. The Council will keep this position under review as the CIL is prepared and infrastructure planning moves forward.
11. After considerable research and assessment (including Sustainability Appraisal and Habitat Regulations Assessment, transport modelling, viability assessment and so on), the draft Local Plan identifies a series of strategic sites, which would play a fundamental role in the delivery of key infrastructure for the district.
12. The purpose of this IDP document is to set out the infrastructure investment that has been identified as being required over the Local Plan period, related to the proposed levels of development. The IDP sets out an assessment of the likely required infrastructure improvements, including what, where and when new infrastructure is likely to be required, as well as further details such as the estimated costs and known and potential delivery partners.
13. The process of planning for infrastructure has been iterative. Opportunities for a variety of developments and the implications for infrastructure have been discussed

with partner organisations over several years. A list of the key organisations is provided at the end of this document.

14. The Infrastructure Delivery Plan is a supporting document to the Local Plan. It is intended to be a working document, to be reviewed and amended as necessary as infrastructure is delivered, opportunities for new development are presented and as pressures change over time.

15. This document identifies a wide range of infrastructure required to support the development proposed in the draft Local Plan, including:

- Affordable housing
- Public transport measures
- Walking and cycling measures
- New/improved roads
- Employment land provision
- Education and social provision
- Health facilities
- New open space provision
- Utilities

16. This document outlines the infrastructure requirements that correspond to the sustainability objectives and level and distribution of growth set out in the draft Local Plan up to 2031.

17. In assessing the infrastructure schedule, projects have been identified through assessments of the policies and allocations in the draft Local Plan. Additional work has been ongoing on assessing existing provision and identification of requirements and possible shortfalls in current infrastructure provision.

18. All infrastructure proposals have demonstrated links to national or local guidance and standards and/or direct links to the Corporate Plan/Local Plan objectives as set out below and the Council's draft Transport Strategy:

- Supporting economic growth
- Homes in the right places
- Tackling congestion
- Tackling disadvantage
- Clean and green environment

19. The Council has also taken account of Kent County Council's (KCC) infrastructure delivery planning requirements, and has also worked closely with KCC on the viability assessment work.

Affordable housing

20. The need to achieve 30% affordable housing across the mix of developments is set out in the draft Local Plan. Therefore, whilst the need to deliver affordable housing has a direct impact on delivering the objectives of the draft Local Plan goals and budgets and development viability, there is only a brief summary position set out in the draft IDP.
21. The cumulative cost impacts of affordable housing along with infrastructure requirements have been considered as part of the development of the Council's initial CIL work and the viability assessment work undertaken by Peter Brett Associates, and will be reviewed through viability testing for specific developments.

Employment Land

22. The draft Local Plan identifies some 65ha of employment land.
23. The Council considers that it is essential for the economic strategy set out in the draft Local Plan that serviced land and premises are brought forward alongside housing development, not only to support the creation of new jobs, but also to ensure that existing and new companies have sufficient land available for expansion and to meet changing needs.
24. The delivery of employment land has proved challenging in the past, and a number of initiatives have been carried out over the years to try to ensure that allocated sites do come forward and are available to business. These have been partially successful, but the Council is exploring new approaches to employment site delivery.

Transport Strategy

25. The Transport Strategy is a framework to guide the development of transport improvements across the District for the period up to 2031. It identifies priority schemes and projects that are deliverable but whose implementation is likely to be dependent on the availability of resources. It is therefore a fluid document which can be adjusted in line with resource availability, and will be used to facilitate effective engagement with Government, stakeholders and the local community; lobby for transport improvements, and support bids for funding. The strategy is

being prepared jointly by Kent County Council and Thanet District Council with public consultation to be undertaken in the near future.

26. It will primarily support, guide and be developed further through future Local Transport Plans (LTPs) and the District Council's Local Plan. The transport strategy will aim to achieve a balance between a range of transport and development issues at local and strategic level. The horizon period for the strategy is 2031, which is consistent with the emerging Local Plan.

27. The general Objectives of the Strategy are to:

- Minimise the need to travel or use private cars to access services, employment and amenities
- Inform the Local Plan in identifying and delivering sustainable development options
- Focus development at sustainable locations to reduce the need to use private cars
- Tackle congestion and reduce the impacts of transport pollution on air quality
- More direct walking and cycling routes to reduce isolation and potential noise and pollution
- Efficient, convenient and safe public transport system alongside expansion of larger scale infrastructure
- Promote the internalisation of trips and reducing the need to travel as well as measures to support modal shift away from the car
- Enhanced integration of HS1 with the wider public transport network
- A further decrease in rail journey time between Ramsgate and London
- Enhance bus services to rural areas
- Ensure that car based journeys are as free as possible of congestion and direct to ensure reliability of journey time

28. There are also a number of place-specific Objectives:

- Improved traffic circulation around Westwood Cross
- Further pedestrian links around Westwood Cross
- Reduction in congestion along A254 corridor, particularly in the vicinity of the Victoria Traffic Lights junction
- Improved accessibility for pedestrians, cyclists and public transport along Margate seafront
- A car parking strategy for Broadstairs, Ramsgate and Margate town centres in order to maintain sufficient, quality and well located provision reflecting the needs of their business and residential communities
- Further accommodation of visitor parking at Broadstairs during peak season

Habitat Regulations Assessment mitigation

29. The Council has agreed a mitigation strategy with Natural England in relation to the potential effect of additional recreational activity at the coast arising from new development. This is recognised in the draft Local Plan. The measures include wardening and management of the coast, and information and education regarding the value and importance of the coast.
30. This mitigation is not regarded as “infrastructure” in the traditional sense, but is included in this Plan for the sake of completeness. The mitigation measures agreed with Natural England are required on all housing sites in order for them to be considered acceptable within the context of the Habitat Regulations.
31. The Strategic Access Management & Monitoring report for the Council (prepared by Hyland & Bayne, 2016) indicates that an average charge of £542 per dwelling is required in order to cover the long-term costs of the measures agreed with Natural England.

Utilities

32. The development identified in the draft Local Plan requires the provision of new utilities infrastructure – water, gas, electricity and digital infrastructure.
33. The Council has liaised with the various providers regarding the need for new and improved infrastructure and sought to identify “pinch points” in the networks that need to be addressed.

Prioritisation of infrastructure provision

34. In undertaking this work, the Council has sought to provide a clear position on the priority to be given to different aspects of infrastructure.
35. In the Council’s view, there are a number of clear priorities for development funding and funding from other sources:

- Affordable housing
- Employment land provision
- Transport Strategy measures
- Habitat Regulations Assessment mitigation measures
- Open space provision
- Education/Health provision

Funding and Delivery

36. Infrastructure to support growth identified in the draft Local Plan will also be funded from a number of sources including developer contributions, CIL and Government spending and grants (such as the South East Local Enterprise Partnership).
37. The research and viability assessment work for this IDP indicates that a combination of public funding, development funding via s106 and CIL, and specific grant aid programmes should be sufficient to meet potential total infrastructure costs in the Plan period.
38. To be acceptable, planning obligations and CIL requirements need to be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
39. The Council considers that all the requirements set out in this paper are necessary to be able to properly implement the draft Local Plan. Any decision regarding the priorities for infrastructure will be considered at the application stage.
40. The Infrastructure schedule includes costs for projects known at this stage. Where possible projects have been costed based on design-driven quantities or on benchmarks and comparable projects. The schedule provides an indication of potential partners in delivery and possible funding partners.
41. The projects listed are directly linked to the needs of new development. This infrastructure will be delivered through developer obligations; for example, via s106 or s278 conditions and agreements. There may also be funding from other sources; such as the Local Enterprise Partnership. As this infrastructure is to be delivered primarily through the development of the identified strategic sites, it is proposed in the draft Local Plan that these sites should be low (or possibly zero) CIL. An adjustment will need to be made to the CIL to recognise that some key infrastructure is provided by strategic sites. The initial viability assessments for CIL have taken into consideration a residual site infrastructure cost to account for this.
42. For additional infrastructure, including some specific localised projects (such as public space improvements) funding will come from a number of potential sources. The principal source of this will be CIL, but could also be supported by specific central

government grants (where available) and private sector delivery.

43. The ongoing work of delivering necessary infrastructure will involve continued partnership working and coordination. Council Departments will work together to coordinate project requirements and delivery. This will include officers from Strategic Planning, Planning Applications Team, Housing, Regeneration, Economic Development, Estates and other relevant sections as needed as well as partner organisations and site developers.
44. Where appropriate the delivery team will work with developers and other infrastructure providers to pursue opportunities for funding and financing and ensure development is accompanied by the required services and infrastructure.

Key Infrastructure

45. Paragraph 15 sets out the key infrastructure required to support the implementation of the draft Local Plan.
46. The table below sets out the general requirements for infrastructure through the Plan period.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Affordable Housing	The draft Local Plan includes a requirement for 30% affordable housing on all sites of 10 units and above (Policy SP19).	Affordable housing is to be provided as part of the development mix of the site.	TDC	Developers should liaise directly with registered Providers on the delivery of affordable housing, and Registered Providers will seek funding from the relevant sources, such as the Homes & Communities Agency.	Developers/Registered Providers/HCA.	Affordable housing shall be provided as an integral part of each phase of development, subject to CIL viability.
Lifetime/wheelchair housing (national standards)	The draft Local Plan includes a requirement (on sites of 15 or more dwellings) for 20% of homes across all tenures to be constructed to Lifetime Homes standard, and (on sites of 100 or more dwellings), 2% to be constructed to Wheelchair Accessible standards (Policy H08).	Lifetime/wheelchair housing is to be provided as part of the development mix of the site.	Developers	Integral part of scheme.	To be funded by developers.	Lifetime/wheelchair housing is to be provided as an integral part of each phase of development.
Employment Land	The draft Local Plan identifies 65ha to provide employment floorspace on strategic sites and a number of smaller areas/sites for employment (some linked to the strategic sites and some “stand-alone” sites).	<p>The employment land on the strategic sites needs to be provided in a serviced form alongside new housing development to ensure that the Council’s Economic Growth Strategy can be delivered (Eurokent and Thanet Reach).</p> <p>Employment land-only sites can come forward at any point in the Plan period, subject to the acceptability of individual proposals and mitigation measures.</p>	TDC	To be determined.	<p>Serviced sites need to be provided by the developer in partnership with a relevant commercial developer as appropriate.</p> <p>Potential partners: Local Enterprise Partnership, Homes and Communities Agency, East Kent Opportunities, East Kent Spatial Development Company.</p>	Needs to be phased through the period of the Local Plan in parallel with and to serve housing development.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Open Space (Subject to review)	Provision of new open space to meet the needs generated by new housing development. The draft Plan indicates a requirement for a total of 75.65 ha of all types of open space.	It is anticipated that the total amount of open space to be provided through strategic sites will be 49.48ha (Additional housing sites will need to provide requisite level of open space on strategic sites). This means that the remaining 26.17ha will need to be provided through contributions from smaller sites possibly via CIL.	Developers/ TDC	To be determined.	Developers/other agencies.	To be provided as required as each site is developed.
Open Space (Subject to review)	Play areas/playing pitches.	To be determined.	Developers/ TDC	To be determined.	Sport England/developers.	To be provided as required as each site is developed.
Transport	Road network improvements – Birchington Bypass (part of Inner Circuit).	Road link between A28 Brooksend Hill and Acol Hill/B2050.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Birchington Bypass (part of Inner Circuit).	Widen B2050 Manston Road between junction with Acol Hill and Shottendane Road.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Westgate Relief Road (part of Inner Circuit).	Widen Shottendane Road as far as the vicinity of Firbank Gardens, Margate and improve junctions with Park Road, Minster Road and High Street Garlinge.	KCC	Up to £30 million depending on requirement.	Largely development funded (but also seeking LEP funding).	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Manston-Shottendane Link (part of Inner Circuit).	Create new link between Shottendane Road and Manston Road opposite Crematorium access and close off Shottendane Road with its junction of Manston Road.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Salmestone Link (part of Inner Circuit).	Create new road link between Manston Road and Nash Road behind Salmestone Grange and close off Nash Road at its junction of Coffin House Corner.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Nash road Improvements (part of Inner Circuit).	Widen Nash Road along its existing alignment.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Transport	Road network improvements – Inner Circuit.	Potential link from Enterprise Road to Nash Road, Margate.	KCC	To be determined.	Largely development funded. Other funding may need to be sought.	To be determined.
Transport	Road network improvements – Inner Circuit.	Create new road between Toby Carvery Roundabout and Manston Court Road (in vicinity of Valley Road).	KCC	To be determined.	Largely development funded.	To be determined.
Transport	Road network improvements – Westwood Access Road (part of Inner Circuit).	To widen Manston Court Road between Valley Road and B2050.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Westwood Access Road (Inner Circuit).	To widen B2050 Manston Road between Spitfire junction and Manston Court Road.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Westwood Access (Inner Circuit).	To improve Spitfire junction.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Inner Circuit.	To widen Spitfire Way between Spitfire junction and Columbus Avenue.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements – Inner Circuit.	To extend Columbus Avenue to Manston Road Birchington.	KCC	To be determined.	Largely development funded (but also seeking LEP funding).	To be determined.
Transport	Road network improvements – Westwood Relief Scheme.	Upgrade Tesco internal link road to adoptable standard between Westwood Road and Margate Road.	KCC	To be determined.	Largely by LEP funding.	Subject of a current LEP bid.
Transport	Road network improvements – Westwood Relief Scheme.	Improvements to Westwood main junction and adjacent roads to improve bus and cycle provision and improve accessibility and movement for pedestrians between different areas of Westwood Town Centre.	KCC	To be determined.	Largely development funded.	To be determined.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Transport	Road network improvements.	To reconfigure Coffin House Corner traffic signal junction.	KCC	To be determined.	Development funded.	To be delivered in parallel with development. Projects to be allocated to specific housing sites.
Transport	Road network improvements.	To reconfigure Victoria Traffic Signal junction.	KCC	To be determined.	Largely development funded.	To be determined.
Transport	Road network improvements.	To re-route tourist traffic away from Margate seafront.	KCC	To be determined.	To be determined.	To be determined.
Transport	Road network improvements.	To reconfigure roundabout at Queens Avenue/Tivoli Road/Grosvenor Gardens and introduce one-way flow on Queens Avenue.	KCC	Scheme completed.	Scheme completed.	Scheme completed.
Transport	Road network improvements.	To investigate High Street, St. Lawrence/Newington Road junction to improve air quality and address congestion.	KCC	To be determined.	Largely development funded.	To be determined.
Transport	Rail Network	High Speed 1 train service from Ramsgate to London via Ashford and Ebbsfleet.	Network Rail	Nil	Network Rail.	Network Rail Programme to be determined.
Transport	Rail Network	Thanet to Ashford railway line: track and signalling improvements.	Network Rail	Nil	Network Rail.	Network Rail Programme to be determined.
Transport	Rail Network	Thanet Parkway – New station with 300 parking spaces to be located at Cliffsend; sustainable travel links to new Station.	KCC	To be determined.	KCC Local Growth Fund Development funding Other funding streams	2020
Transport	Walking	Implement measures to encourage walking such as street seats, improved street lighting, signage and removing obstacles and trip hazards. Improvements to definitive public footpaths, where appropriate and adding new paths through development sites to extend network.	TDC/KCC	To be determined.	KCC/Developers.	2012-31
Transport	Cycling* ¹	Construct shared facility on Sloe Lane, Margate.	KCC	To be determined.	KCC/Developers.	2012-31

¹ *These cycle routes will also incorporate pedestrian routes.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Transport	Cycling*	Create shared facility on existing path to the rear of Bromstone School, Broadstairs to connect to Millennium Way to offer alternative to cycling on Rumfields Road.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	Create shared facility on existing footpath between Ramsgate Road, Broadstairs and Dumpton Park Drive, Broadstairs to the side of former Holy Cross School.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	Continue above shared facility between Ramsgate Road, Broadstairs and Rosemary Avenue, Broadstairs.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	From Ramsgate Railway Station create shared facility on existing footpath to Newington Road.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	From east of Ramsgate Railway Station create shared facility on existing path to Margate Road, provide crossing facility to access Newlands Road and create link to Pysons Road using Newlands Lane.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	Off road section between Convent Road, Broadstairs and the existing off road shared facility further along Joss Gap Road (on edge of golf course).	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	Between Dent-de-Lion Road, Garlinge and Park Road, Birchington creating shared facility on existing public rights of ways.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	Creation of shared facility on south east side of Dane Park, Margate to link Dane Valley cycle route with Northdown Road, via St Dunstan's Avenue.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	Creation of a shared facility between Canterbury Road West, Ramsgate and Canterbury Road East using existing bridge facility to the east of Haine Road and north of Canterbury Road East.	KCC	To be determined.	KCC/Developers	2012-31

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Transport	Cycling*	Provide missing shared facility on SW side of St Peter's Road between Broadley Road and Lister Road, Margate.	KCC	To be determined.	KCC/Developers	2012-31
Transport	Cycling*	Provide new shared facility between Durlock and Sevenscore as alternative to Grinsell Hill/The Lanes/Foxborough Lane.	KCC	To be determined.	KCC/Developers	2012-31
Primary Education	Garlinge Primary School	Additional 1FE	KCC	Scheme completed.	Scheme completed.	Scheme completed.
Primary Education	Birchington and Thanet Villages (Birchington CEPS)	1 FE Primary School – additional pupils have been taken but accommodation due to be completed 2017.	KCC	Nil	N/A	2017
Primary Education	Broadstairs Existing Primary School Expansions	Primary School Expansion.	KCC	Scheme completed.	Scheme completed.	Scheme completed.
Primary Education	Cliftonville Primary School	Additional 1FE.	KCC	Scheme completed.	Scheme completed.	Scheme completed.
Primary Education	Margate Primary School	2FE at St George's School.	KCC	Scheme completed.	Scheme completed.	Scheme completed.
Primary Education	Ramsgate Primary School	2FE Free School (site to be determined).	KCC	To be determined.	KCC/Government funding.	2016-17
Primary Education	Unallocated Primary in Thanet	Not specified.	KCC	Nil	N/A	Not specified.
Primary Education	Westwood Cross New Primary School	New 2FE Primary School.	KCC	Total cost £6m Outstanding cost £3.754m	KCC/Developers	2019
Secondary Education	New Secondary School provision in Thanet (focussed on Margate area)	To be delivered through a combination of expansions of existing schools and new school provision.	KCC	Nil	N/A.	Phase 1 by 2020 Phase 2 by 2031
Youth Services	Thanet Youth Service	Enhancing existing services.	KCC	£392,771	KCC/Developers	2012-31
Youth Services	Thanet Street- based Youth Team	Additional youth worker hours.	KCC	Nil	N/A	Not specified.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Youth Services	Additional provision in Minster	Additional youth workers.	KCC	Nil	N/A	Not specified.
Community Learning	Broadstairs Library Expansion - Adult Education	Expansion of public library space and relocation and enhancement of Broadstairs AEC.	KCC	Nil	N/A	Not specified.
Community Learning	Thanet Community Learning	Enhancements to existing services.	KCC	£92,327	KCC/Developers	2012-31
Adult Social Services	Assistive Technology	24 Telecare installations on CT9 postcode (Margate).	KCC	£160,226	Developer funded.	2012-31
Adult Social Services	Enhancing/adapting existing community facilities to enable additional clients to participate in community life and remain active.	Allocation of funding via Grants process & Good Day Programme (Learning Disabilities).	KCC	Nil	N/A	2012-31
Adult Social Services	Contributions to ensure that community facilities buildings are suitable for use by commissioned service providers to deliver services to additional FSC clients.	Land north of Haine Road, Westwood - on site access to main community building to ensure FSC clients have full access. On site build by developer.	KCC	Nil	KCC/Developers	2017-21
Adult Social Services	Wheelchair Accessible Housing.	Land north of Haine Road, Westwood - eight wheelchair accessible units as part of the Affordable Housing stock on site. (Direct Provision).	KCC	Nil	KCC/Developers	2017-21
Adult Social Services	Enhancing/adapting existing community facilities to enable additional clients to participate in community life and remain active in Thanet.	Minnis Day Centre: modernising building.	KCC	Nil	KCC/Developers	2012-31
Adult Social Services	Excellent Homes for All – Newington	Extra Care development for Older People in Newington to build flats compliant with wheelchair accessible standards.	KCC	Nil	KCC/Developers	2012-31
Libraries	Birchington	Enhancements to existing library services.	KCC	Nil	KCC/Developers	2012-31

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Libraries	Broadstairs	Enhancements to existing library services and additional book stock.	KCC	Nil	KCC/Developers	2012-31
Libraries	Cliftonville	Additional book stock.	KCC	Nil	KCC/Developers	2012-31
Libraries	Margate	Enhancements to existing library services.	KCC	£117,182	KCC/Developers	2012-31
Libraries	Minster	Enhancements to existing library services.	KCC	£124,444	KCC/Developers	2012-31
Libraries	Newington	Enhancements to existing library services.	KCC	£5,268	KCC/Developers	2012-31
Libraries	Ramsgate	Enhancements to existing library services.	KCC	£98,821	KCC/Developers	2012-31
Libraries	Westgate	Enhancements to existing library services.	KCC	£37,902	KCC/Developers	2012-31

WORKING DRAFT

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Water supply	<p>This issue has been addressed through the Water Resources South East and Water Resources Management Plan processes.</p> <p>The housing and other proposals set out in the draft Local Plan were provided as part of the WRSE modelling work and the preparation of the WRMP.</p> <p>These processes concluded that there is sufficient water supply to meet future demand in the East Kent area, subject to certain new supply measures, including a new reservoir at Broad Oak (in Canterbury district), although this is not scheduled until just beyond the period of the draft Local Plan. The necessary measures will be funded through the South East Water and Southern Water regular investment programmes. Developers will need to agree/fund new connections to the water supply network directly with Southern Water.</p>	<p>New and improved water supply infrastructure will be required to serve the development proposed in the Local Plan.</p> <p>Water distribution capacity needs improvement on the following sites:</p> <ul style="list-style-type: none"> - Birchington - Westgate 	SWS	To be funded wholly by site developers (and SWS, where appropriate, through the regular investment programme).	Developer funded.	To 2031. To be phased in parallel with development, in agreement with Southern Water.

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Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Wastewater/ sewerage	<p>Development sites require a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</p> <p>The sites should also ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes, as required by SWS.</p>	<p>New and improved wastewater infrastructure will be required to serve the development proposed in the Local Plan, or to meet stricter quality standards in the treatment of water and wastewater.</p> <p>This is likely to include improved local sewers and water mains, and potentially strategic assets such as trunk sewers, pumping stations and treatment works.</p> <p>Southern Water has a statutory duty to serve new development and is committed to providing the right infrastructure in the right place at the right time in collaboration with the planning authority and developer. However, it is not possible to identify, in a complete and precise manner, all water and wastewater infrastructure schemes required up to the end date of the Local Plan (i.e. 2031). Instead, investment schemes will be identified and delivered in parallel with development through the water industry's regulatory price review process on a five year investment plan basis.</p>	SWS	To be funded wholly by site developers (and SWS, where appropriate, through the regular investment programme).	Developer funded.	To 2031. To be phased in parallel with development, in agreement with Southern Water.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Power networks: Gas	Gas network improvements	<p>The Birchington strategic housing site (SP14) would be fed from a Local Medium Pressure system, which is currently running at capacity. Any significant development in this area will require substantial reinforcement. Some reinforcement has been carried out; however proposed Local Plan development will require further reinforcement works.</p> <p>Remaining potential development areas will not require significant system upgrades, however the Intermediate Pressure feed into this system will require reinforcement to facilitate ALL planned developments by 2031. No current plans to upgrade this IP system.</p> <p>Provision of a suitable site for a replacement City Gate (DPG), as current DPG at Cliffsend will be under capacity and also requires to be moved to facilitate 6bar uprating in future. (Preferably on route of East Kent bypass around Ivy Cottage Hill).</p>	SGN	To be determined City Gate at Cliffsend £500,000+	<p>Scotia Gas Networks - minimal expenditure at Birchington in 2013, to expand capacity of Local Medium Pressure system to be funded by SGN via budgetary allowance.</p> <p>City Gate at Cliffsend to be funded by SGN via budgetary allowance.</p>	By 2031

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Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Power networks: Electricity	Richborough Connections Project	The Richborough Connection is a project to join the Nemo Link® (an electricity link between Belgium and the UK) of approximately 1,000mW (or 1 gW) to National Grid's high voltage National Electricity Transmission System (NETS). To make this connection, National Grid is promoting a new high voltage (400,000 volt or 400 kilovolt [kV]) overhead line connection of approximately 20.7km between Richborough and Canterbury North substations in Kent.	National Grid	Nil cost to developers/TDC	To be funded through National Grid investment programme.	2018-19
Digital infrastructure	District-wide development of broadband communication; reinforcements and connections.	The draft Local Plan contains a Policy (E03), which requires proposals for the provision of new digital infrastructure on allocated sites. This is intended to complement existing infrastructure and bring it up to latest standards.	Developers	Nil through Local Plan process (estimated cost c. £12m).	KCC, Developers, BDUK	2012-31
Habitat Regulations Assessment mitigation measures	Increased wardening at the Thanet Coast (to include information/education; site management; management of volunteers; access management).	Thanet Coast: existing wardening programme established by Thanet District Council. Proposal (agreed with Canterbury City Council) is that this programme is extended into parts of Canterbury district, so as to avoid any significant effect on sensitive designated coastal areas.	TDC	Thanet coast: extension to the warden programme would be funded by developers of sites within the Zone of Influence as set out in the Council's evidence. The proposed contribution per dwelling would vary, but it is likely to average £542 per dwelling.	Contributions will need to begin as developments begin, to extend the Thanet Coast Project as soon as possible to ensure that any significant effects from new development are properly mitigated. Partners: TDC, Thanet Coast Project, Natural England	Throughout Plan period.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
Health facilities	Hospital provision	The adopted Local Plan includes a site which allows for expansion at QEQM and this will be carried forward into the new Local Plan. The Trust has indicated that this will be sufficient to meet any additional demand during the Plan period.	NHS/CCG/KCC	Current allocation sufficient.	Current allocation sufficient.	Current allocation sufficient.
Health facilities	Medical Centres/doctor's surgeries/other medical facilities	<p>In December 2015, Thanet was successfully chosen by the National Association of Primary Care as being 1 of 15 National Rapid Test Sites for the Primary Care Home (PCH).</p> <p>The PCH model focuses on the provision of care and management of a whole population budget for a registered population of between 30,000 – 50,000 people. It brings together services and support for patients that are currently provided through primary and community, mental health, social and secondary care providers.</p> <p>Working together at this scale ensures staff within the PCH know each other and more importantly share an understanding of the patients to improve the quality of care and patient experience. In this way, the PCH creates the environment for multidisciplinary teams to provide the right care in the right setting.</p> <p>To deliver this model of care the practices in Thanet have formed 4 PCH's – Broadstairs, Margate, Quex (Birchington, Minster and Westgate) and Ramsgate with each currently working on initiatives such as integrated</p>	NHS/CCG/KCC	£15 million	<p>Limited funding through NHS budgetary arrangements and developer contributions.</p> <p>Under the Estates, Technology and Transformation Fund bidding process CCG have submitted 4 bids covering 4 sites.</p> <p>Substantial extensions to 2 existing sites (Margate and Ramsgate) and 1 / 2 potential new builds (Garlinge / Westgate area and Westwood Cross). In total £ 21.5 million has been requested.</p> <p>Outcome of this process was the successful award of capital monies to support the Margate PCH which will be the physical expansion of Bethesda Medical Practice,</p>	To be provided as required as each site is developed.

Schedule of Local Plan key infrastructure						
Theme	Requirements/Projects	Nature of Provision	Lead Organisation	Estimated cost (yet to be funded)	Funding/Known and potential partners	Phasing
		<p>nursing teams, more effective use of IT and new models of care especially for those that are frail.</p> <p>In terms of structure, the 4 PCH's form the foundations of the emerging Thanet Integrated Accountable Care Organisation (IACO). This organisation will develop integrated working relationships with all health and social care providers including the hospital so that professionals work as one team, providing one service with one budget.</p> <p>Over the next 12 - 18 months the model of care will be developed further to ensure that local resources are used effectively, are sustainable and create an environment that attracts resources and workforce to the area. A key element of this will be to look at infrastructure requirements for premises which is a mixture of purpose built sites and converted bungalows / houses. At present the sites are not able to cope with current patient needs and therefore would not be able to meet the increased services required for the planned housing growth in the area. A number are also no longer fit for purpose in terms of delivering integrated healthcare services for the future.</p>			<p>Margate. In addition the funding of an options appraisal/feasibility study on Westwood Cross and in particular the significant housing development. Sadly the other submissions regarding Ramsgate and Quex were not successful.</p> <p>There are no other funding opportunities on this scale for at least the next 3 years (from 2016).</p>	
Health facilities	Public Health requirements	To be determined.	KCC	To be determined.	KCC	To be determined.

WORKING DRAFT

THANET DISTRICT COUNCIL DECLARATION OF INTEREST FORM

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Committee Services Manager well in advance of the meeting.

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS, SIGNIFICANT INTERESTS AND GIFTS, BENEFITS AND HOSPITALITY

MEETING.....

DATE..... AGENDA ITEM

DISCRETIONARY PECUNIARY INTEREST

SIGNIFICANT INTEREST

GIFTS, BENEFITS AND HOSPITALITY

THE NATURE OF THE INTEREST, GIFT, BENEFITS OR HOSPITALITY:

.....
.....
.....

NAME (PRINT):

SIGNATURE:

Please detach and hand this form to the Democratic Services Officer when you are asked to declare any interests.