

Thanet District Council
Thanet Local Plan
Sustainability Appraisal Update
Report

REP/60167524/0001

Issue | October 2017

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 60167524

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1 Introduction

1.1 Background to the sustainability appraisal

The sustainability appraisal (SA) of the Thanet District Council (TDC) Local Plan has been an iterative process that has seen all emerging thematic options and policies appraised against a sustainability framework developed from analysing the environmental, social and economic baseline of Thanet as well as the plans, programmes and strategies that may influence the Local Plan. Various SA reports have been published, which have accompanied the Issues and Options Report (June 2013), Preferred Options Report (January 2015) and Revised Preferred Options Report (December 2016) for public consultation.

The SA process has been undertaken in compliance with the SEA Directive¹ and the requirements of the Planning and Compulsory Purchase Act 2004.

1.2 Purpose of this report

This report provides an update to the SA based on material changes that have happened since the publication of the Revised Preferred Options Local Plan in December 2016. There are various changes that could affect the finding of the SA namely:

- Revised baseline information;
- New or revised plans, programmes and strategies;
- A change in the key sustainability issues affecting Thanet (primarily from the review of baseline and plans programmes and strategies); and
- New or revised local plan policies

As a result of publishing the Revised Preferred Options Local Plan and the consultations received, TDC have made a number of changes to policies where appropriate, removed policies that were not considered necessary, and added policies where this strengthened the policy framework. This SA update report therefore provides an opportunity to ensure that the SA framework and rationale behind it is still valid, whilst ensuring that policy changes have been appraised to meet legal compliance and to inform the decision making process.

For ease of reference, this document only focuses on those policies that have been amended and has only considered new or replacement plans programmes and strategies as part of the context review. However for completeness, full baseline information has been provided including recent amendments.

This report should therefore be read in conjunction with the SA of the Revised Preferred Options Local Plan.

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment

1.3 Approach

In order to facilitate this update the following staged approach has been implemented.

1. **Context Review Update** – based on discussions with TDC, a list of new or revised context documents was compiled and agreed. The list mainly reported changes to documents at the local and county levels, but all spatial contexts were reviewed for relevance. The findings of the revisions to the context review are reported in section 2.
2. **Baseline Update** – Since the last major review of the SA baseline information, further information has become available within the public domain. Most notably, all 2011 Census data sets have now been published within the public domain. A comprehensive review of baseline information has been undertaken and is provided in section 3.
3. **Key Sustainability Issues Update** – Based on the context and baseline reviews, it was necessary to examine whether any changes to key sustainability issues affecting Thanet were evident, or whether the existing issues identified in previous iterations of the SA remained valid. This is an important aspect of the SA as the key sustainability issues set the basis for establishing the objectives selected for the SA framework. Reporting on current key sustainability indicators is presented in section 4.
4. **Policy Appraisal Update** – In light of the recent changes and additions to local plan policies, revised policy appraisals were undertaken where deemed appropriate. The policies were screened to determine whether certain policies were not changed, or had only minor text changes that did not affect the policy intention. In this case, no further appraisal was undertaken and the existing appraisal matrix from the SA of the Revised Preferred Options was deemed valid. Where reappraisal was required, this has been summarised in section 5 **Error! Reference source not found.** and reported in full in Appendix B.

1.4 Next Steps

Whilst the SA update report is primarily for informing the 1st Cabinet meeting in October 2017, the content of this report will be included in the final SA report that will be published alongside the Publication Version Local Plan in January 2018. This version of the SA report will be the Environmental Report required under the SEA Directive. This version of the report will inform the 2nd Cabinet meeting during December 2017, in the decision to approve the Publication Version of the Local Plan.

2 Context Review Update

2.1 Introduction

The preparation of the emerging Local Plan and the SA have been continually influenced by many different plans and programmes at different spatial scales. Therefore, it has been necessary to ensure that the documents reviewed as part of the SA process are up to date. A review has been undertaken to identify new or revised relevant international, national, regional and local, policy guidance, plans and strategies. This ensures that:

- the Local Plan and the SA framework are in line with the requirements of current 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.

2.2 Revisions to the context review

The 2009 Core Strategy Scoping Report identified a substantial list of PPPs (Policies, Plans and Programmes) relevant for the Thanet district. This list was 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.

New or revised context documents reviewed as part of this update are summarised in Table 1 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 1: Revised or additional context documents.

Plans, Programmes, Strategies and Objectives	New or replacement document	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					
No replacement or new documents were reviewed at the international level.					
National					
Marine Plan Areas in England 2014	New	Map identifying the different Marine Areas around the UK.	N/A	The Local Plan should include these marine areas when preparing natural environment and biodiversity objectives.	The SA objectives should consider these marine areas.

2.3 Review outcomes

The updated review process provided additional sources of context information namely:

- Consideration of the impact on marine areas as a result of the Local Plan policies;
- How SA indicators might be influenced by marine planning objectives
- How the security of water supply can be improved.
- The need for consistency with neighbouring authorities.
- The need for considering and increasing pitches for the travelling community.
- The renewed need for a greater number and standard of affordable homes in Thanet.
- That policies do not prejudice the ability of neighbourhood planning.

These considerations should be cross-checked against the current key sustainability issues (reported in section 4) to ensure that they are appropriately represented in the SA framework.

Plans, Programmes, Strategies and Objectives	New or replacement document	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
Sustainability Appraisal Scoping Report: North East Inshore and Offshore; North West Inshore and Offshore; South East Inshore; South West Inshore and Offshore Marine Plans July 2016	New	The report is the first output of an SEA which provides highly comprehensive baseline environmental, social, and economic information. The data will be used to inform the development of the UK Marine Plan which will govern the implementation of the UK Marine Policy Statement.	The report provides scoping methodologies and findings for Inshore and Offshore areas in the North East, North West and South West, and Inshore areas in the South East. The topics covered are: Cultural heritage Geology, substrates and coastal processes Seascape and landscape Water Air quality Climate Communities, health and wellbeing Economy Biodiversity, habitats, flora and fauna	This report has been used to inform the UK Marine Plan. Please refer to the document entitled 'South east marine plan area' for implications of this report on the Local Plan.	SA objectives should consider the outputs of this scoping report as a guide for topics that should be considered in the SA.
Regional					
South east marine plan area February 2017	New	The document applies the findings from the 'Sustainability Appraisal Scoping Report: North East Inshore and Offshore, North West Inshore and Offshore, South East Inshore, and South West Inshore and Offshore Marine Plans' document and provides information pertaining to the implementation of the UK Marine Plan in the South East area. The objectives of the UK Marine Plan are: Achieve a sustainable marine economy Strong, healthy and just society Living within environmental limits Promoting good governance Using sound science responsibly	The document refers to a list of issues with implementing the UK Marine Plan. The document also points of an online database to aid marine policy and spatial planning, named the Marine Information System.	The Local Plan should use the tools and evidence available in the report to inform marine policy and spatial planning decisions. The Local Plan should also consider any issues raised by the document which related to the local area.	The SA should take into account the issues raised in the document, and should also refer to the informing document, 'Sustainability Appraisal Scoping Report: North East Inshore and Offshore, North West Inshore and Offshore, South East Inshore, and South West Inshore and Offshore Marine Plans'.
Southern Water Resources Management Plan 2010-2035, Main Report October 2009	Replacement - Southern Water – Strategic Direction Statement (December 2007, updated March 2011) and Water Resource Management Plan	<ul style="list-style-type: none"> To ensure that there is sufficient security of water supplies to meet the anticipated demands of all its customers over the next 25-year planning period from 2010 to 2035. Including for new customers from new houses and considering climatic variability from climate change. To maintain high levels of environmental protection To reduce energy use 	<ul style="list-style-type: none"> To ensure that 1.01 Ml/d is saved through water efficiency activity each year in AMP5 (2010-11 to 2014-15) for household and non-household activity. 	Local Plan policies should consider the security of water supplies and the efficiency of use.	SA objectives should consider water supply and the efficient use of water.

Plans, Programmes, Strategies and Objectives	New or replacement document	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
South east marine plan area Opportunities and Challenges	New	<ul style="list-style-type: none"> To protect diverse marine habitats including iconic geology. 	<ul style="list-style-type: none"> Restoration of native oyster that historically covered large areas for economic gains Aquaculture and fisheries enhancement of water cleaning potential Largest no-take zone in England (Medway) will support fish nursery area enhancement benefiting both ecology and economy Conservation of red-throated diver, an area of important habitat and prey species, which winters in the outer Thames Use of low fencing and direct recharge from maintenance dredging in estuaries to support saltmarsh restoration projects, assisting appropriate disposal to enhancing ecosystem services including flood defence, 	The Local Plan should incorporate the opportunities presented in the SE Marine Plan	SA framework to reflect SE Marine plan objectives when setting indicators
County					
Canterbury District Local Plan July 2017	New	<ul style="list-style-type: none"> To strengthen and broaden the local economy To provide sufficient housing to meet local housing need and support economic growth To protect the built and natural environment To develop sustainable communities, and seek to ensure that adequate community facilities are provided Protect sensitive landscape and wildlife areas, and other key environmental assets such as World Heritage Site, The Area of Outstanding Natural Beauty and Conservation Areas. Support the growth of the Universities and Colleges. 	<p>The Canterbury District Local Plan targets include:</p> <ul style="list-style-type: none"> Guidelines on land allocation of development requirements between 2011-2031 for Housing, Employment land, and retail. 30% affordable housing on all residential developments consisting of 11 or more units. Continuing the momentum of developing Canterbury as a 'Knowledge City' in terms of its education sector and private sector based businesses. Ensure air quality within the District remains at an acceptable limit. Raising the quality of life of the district's residents and visitors. Provide transport that properly regards people with disabilities and does not limit their travel options. 	Ensure Local Plan integrates key objectives and remains consistent and in line with the Canterbury District Local Plan.	Ensure objectives are aligned with SA and considers the targets outlined in the Canterbury District Local Plan.
East Kent Gypsy and Traveller Accommodation Assessment Report (2007-2012) July 2007	New	<ul style="list-style-type: none"> Increase the number of available pitches for Gypsy and Traveller Accommodation Examine the communication between County Council Gypsy and Traveller Unit and agencies. To appoint a Gypsy and Traveller Liaison Officer in Canterbury. 	<ul style="list-style-type: none"> 19 more pitches required throughout Canterbury, Dover, Shepway and Thanet by 2017 Incorporate the accommodation of travelling showpeople in the provision of pitches and communication channels. 	Ensure Local Plan integrates the requirement for more pitches and the need for coherent communication channels.	The SA framework should include objectives that seek to accommodate Gypsy and Travellers.
Kent Environment Strategy March 2016	Replacement - Growing the Garden of England: A strategy for environment and economy in Kent – July 2011	<p>The Kent Environment Strategy is a 5 year strategy organised into three themes based on 10 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 are:</p> <ol style="list-style-type: none"> Building the foundations for delivery Making best use of existing resources, avoiding or minimising negative impacts Toward a sustainable future 	<ul style="list-style-type: none"> Reduce emissions across the county by 34% by 2020 from 2012 baseline More than 15% of energy generated in Kent will be from renewable sources by 2020 from a 2012 baseline Reduced water use from 160 to 140 litres per person per day Reduce the number of properties at risk from flooding 28 Kent and Medway water bodies will be at good status by 2021 A minimum of 65% of local wildlife sites will be in positive management and 95% of SSSIs will be in favourable recovery by 2020 	Ensure Local Plan integrates the targets set from the Kent Environment Strategy and assimilates its priorities when producing the local plan.	The SA objectives could include an objective on considering each theme outlined in the Kent Environment Strategy.

Plans, Programmes, Strategies and Objectives	New or replacement document	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"> •Status of bird and butterfly species in Kent and Medway are quantified •Completed a natural capital assessment for Kent by 2017 •Heritage assets at risk quantified and identified •Public sector services will have reviewed climate risk assessments and have developed actions as appropriate by 2018 •Emergency plans reviewed and guidance developed for key animal and plant health risks e.g. Ash Dieback •Work to increase the number of jobs in the low carbon and environmental goods and services sector by 10% by 2020 •Support 500 businesses to increase resilience and build innovation in LCEGS by 2020 •Decrease the number of days of moderate or higher air pollution and the concentration of pollutants •Work to reduce the noise exposure from road, rail and other transport •Send no more than 5% waste to landfill by 2020 •Reduce household waste by 10% by 2020 		
Kent Minerals and Waste Local Plan 2013-2030 July 2016	New	<ul style="list-style-type: none"> •Safeguarded wharves and rail depots •Safeguarding other mineral plant infrastructure •Secondary and Recycled aggregates •Waste reduction •Safeguarding of existing waste management facilities •Safeguarding mineral resources •Safeguarding minerals management, transportation production and waste management facilities •Prior extraction of minerals in advance of surface development •Ancillary development Incidental minerals extraction 	<ul style="list-style-type: none"> •100% refusal for applications with an objection from the County Council •Supplementary Planning Document (SPD) adopted by end of 2016 •100% of applications meeting all policy criteria granted planning permission. 	The Local Plan should consider how the problems facing minerals and waste can be accomplished.	The SA framework should include objectives that align with the Kent Minerals and Waste Local plan.
Kent Country Parks Strategy 2017-2021, Consultation Draft June 2017	New	<ul style="list-style-type: none"> •Provide a network of high quality and biodiverse country parks •Increase visitor numbers to the country parks particularly at off peak times and among under-represented groups •Ensure the service is as financially self-sustaining as possible 	<ul style="list-style-type: none"> •To ensure that the biodiversity, heritage and landscape values of the sites are maintained or enhanced •To support Kent's Environment Strategy •To ensure work with nurseries, schools, colleges and adult education providers to provide opportunities to increase awareness, enjoyment and engagement with the environment •To work with public health, clinical commission groups, and NHS providers to ensure the parks maximise their potential to improve health, wellbeing and quality of life •Ensure that the parks are enjoyed by all sectors of the community, regardless of age, health, race, religion, disability or gender •To increase visitor numbers outside of peak times •To provide high quality volunteering opportunities 	The objectives and aims need to be addressed in the Local Plan for the provision of high quality Country Parks in Kent	The SA objectives should reflect the need to promote better public health derived from Country Parks and ensure quality and visitors to Country Parks are considered.

Plans, Programmes, Strategies and Objectives	New or replacement document	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"> •To increase the percentage of the service’s budget generated from income generation activities •To ensure the portfolio of the country parks and countryside sites is managed to maximise the delivery of strategic aims. 		
Biodiversity Action for Kent’s wildlife	Replacement - The Kent Biodiversity Action Plan 1997	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.	<ul style="list-style-type: none"> •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; <ul style="list-style-type: none"> · 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. •To increase public awareness of, and involvement in, conserving biodiversity. •To identify priorities for habitat and species conservation in Kent and set realistic targets and timescales for these. 	Ensure Local Plan integrates the protection of biodiversity by conservation and enhancement of priority habitats and species.	The SA objectives should align with the Kent BAP and promote the conservation of protected habitats and species.
Sub County					
No replacement or new documents were reviewed at the sub-county level.					
Local					
Economic Growth Strategy for Thanet November 2016	New	<ul style="list-style-type: none"> •Working with businesses, schools and FE/HE providers to improve workforce skills •Developing and implementing measures to support new and small businesses in the District, particularly the provision of managed workspace and focused business support •Ensuring major employment sites in Thanet are managed and promoted effectively •Working with local partners to ensure that the visitor economy continues to evolve, reflecting fast-changing patterns of demand 	<ul style="list-style-type: none"> •For skills levels in Thanet to be on par with Kent as a whole •To increase GVA per job by 3.5% per annum by 2031 	The themes of the Economic Growth Strategy for Thanet should be carried forward into the Local Plan, with particular consideration to the high targets.	The SA framework should include objectives relating to the enhancement of workforce skills and the increased of GVA per job.
Housing Strategy 2012-2016	Replacement - Thanet District Council Housing Strategy 2006 - 10	<ul style="list-style-type: none"> •Deliver a range of homes to meet the local housing need which residents can afford •Make better use of existing housing stock across all tenures and improve housing conditions •Enable vulnerable people access to good quality housing and to live independently •Provide an accessible housing options service for Thanet residents •Deliver housing in support of our regeneration and economic development objectives 	<ul style="list-style-type: none"> •Deliver 280 new affordable homes for rent and low cost home ownership by 2016 •Bring 290 empty homes back into use •Review the provision of accommodation for vulnerable groups in the district in conjunction with our statutory partners and stakeholders •Allocate social homes to those in most housing need •Prevent and reduce homelessness •Reduce the use of temporary accommodation •Ensure the housing objectives link in with the wider strategic objectives for regeneration and economic development 	The Local Plan should consider the development of affordable homes and the improvement of housing conditions in Thanet.	The SA framework should include objectives that address housing issues including homelessness.

Plans, Programmes, Strategies and Objectives	New or replacement document	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
Herne Bay Area Action Plan April 2010	New	<ul style="list-style-type: none"> •To deliver the redevelopment of Key Opportunity Sites as catalysts for the regeneration of Herne Bay •To create a thriving and commercially successful town centre for the benefit of the town's residents and visitors •To provide improved recreational, leisure and community facilities in the town centre for residents and visitors. •To enhance Herne Bay's Conservation Area and streetscapes through design and comprehensive high-quality public realm improvements •To create an attractive sense of place with clear pedestrian and cycle routes linking the seafront shopping streets and park •To complete the national cycle route that runs along the town's seafront and an extension of the High School •To revive the town's Memorial Park with an attractive range of facilities and high-quality landscaping •To protect current overall levels of weekday parking facilities, to investigate increasing parking availability on Saturdays and to improve vehicular movement through the town •To improve the vibrancy and attractiveness of Herne Bay as a seaside tourist destination, including the delivery of a revived and thriving pier •To protect the integrity of nearby European designated offshore marine sites 	<ul style="list-style-type: none"> •To appoint a development partner for the Central Development Area, Beach Street and Bus Depot and for planning approvals to be secured •Planning approvals for a range of new retail and commercial units within the town centre to be completed •Planning approval for expansion of Herons Leisure Centre to be completed •Delivery of new co-ordinated high quality street furniture, surface materials and additional tree planting •Implementation of planning conditions for appropriate alterations and improvements to the built fabric of the town centre •Provision of additional cycling routes •Improvements to pedestrian routes including surface treatments and signage •Completion of national cycle route along the seafront •Completion of cycle route from the seafront to Herne Bay High School •Delivery of additional facilities and improvements to the landscape of the park •Relocation of the Kings Road market to an on-street location • Production of initial scoping study of potential for linked developments, facilities and attractions along Herne Bay seafront •Production of report of potential new leisure uses for the Pier •Delivery of additional activities, linked developments, facilities and attractions along the seafront including the Pier •Protection of protected marine environments] •Regular condition assessments of wildlife sites, bird habitats and inter-tidal conditions 	Ensure that Local Plan aligns with Herne Bay Area Action Plan	The SA should consider the objectives and targets set by the Herne Bay Area Action Plan
Thanet Neighbourhood Planning	New	<p>Local community influence on local developments under the Localism Act 2011, which produces Neighbourhood Plans for local areas.</p> <p>The key aim is to guide the future development and growth of an area through planning policies and proposals. In Thanet District Council, there are six neighbourhood plans including:</p> <ul style="list-style-type: none"> •Birchington •Broadstairs and St Peters •Cliffsend •Margate •Ramsgate •Westgate-on-sea 	Integrated community engagement within planning policy and Local Plan. To increase local community responses and increase engagement on development projects.	Ensure consideration of neighbourhood policies and alignment with Local Plan.	Ensure local community engagement and neighbourhood plans are considered in the SA.
Thanet Corporate Plan 2015 to 2019	Replacement - Thanet Council's	<ul style="list-style-type: none"> •For Thanet to be a clean and welcoming place, encouraging residents and visitors to take pride in its environment. 	<ul style="list-style-type: none"> •Targeting resources to deliver the right services, in the right way, to improve customer experience, whether delivered directly, in partnership or commissioned externally 	Ensure Local Plan Policies consider and contribute to objectives of Corporate plan, economic Growth and social wellbeing.	SA Objectives to include economy related objectives and indicators.

Plans, Programmes, Strategies and Objectives	New or replacement document	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
	Corporate Plan 2012-2016	<ul style="list-style-type: none"> •To introduce a balanced approach of education and enforcement to ensure our district is respected and enjoyed by all. •Recycling to be at the heart of the collection services and develop new recycling and waste solutions for our towns and villages. •Continue to develop strategic partnerships to improve the health and wellbeing of our residents. • Ensure that we have the right housing provision for those most in need of our help. •Work with partners in education and industry to support young people in developing the skills they need to be a part of a highly skilled workforce. 	<ul style="list-style-type: none"> •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 way •Ensuring achievement of stable and sustainable budget, capable of withstanding economic pressures •Recruiting and retaining skilled, committed and motivated people •Setting high performance standards and actively supporting staff to reach them •Being forward thinking, innovative employer, encouraging new ways of working •Listening to the needs of the community and using this information to continue improving our services •Providing clear, meaningful and timely communications •Keeping residents and stakeholders informed about plans and work programmes in a way which is easy to access and understand. 		

3 Baseline Update

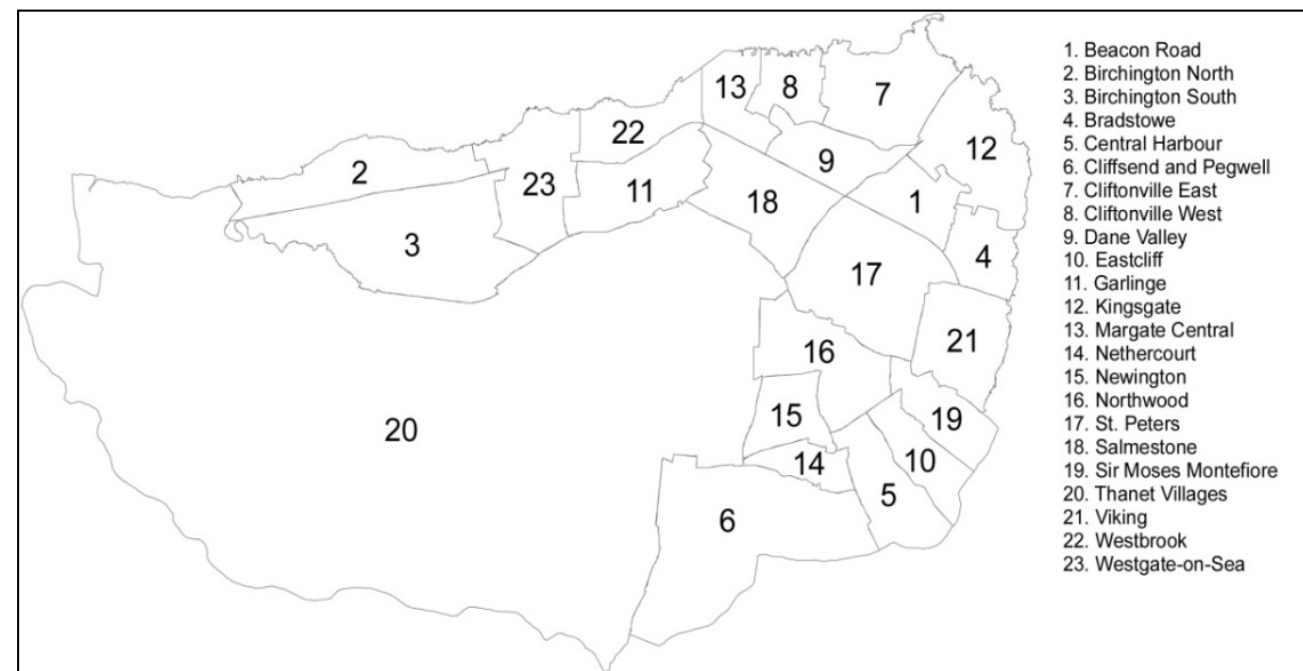
3.1 Scope and Purpose of the Baseline

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 Local Plan policies.

3.2 Updating the Baseline

A review of the Thanet baseline has been undertaken and is presented 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 1.

Figure 1: Thanet District Electoral Wards



² <http://www.neighbourhood.statistics.gov.uk>

³ <http://www.nomisweb.co.uk>

3.3 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.

3.4 Demographics

Thanet’s population has gradually increased in recent years with a net in-migration offsetting a negative natural change (births to deaths). In 2017, the population was estimated at 142,240 with 68,720 males and 73,520 females². Of these, around 82,100 are aged 16-64 (the approximate working age of the population).

The population of children and young people for the under 10s remains lower than the England average for both sexes. There has been a decrease in the population of persons aged 10-19 compared to the England average, with both sexes in this age range now lower than the England average. Thanet’s population exhibits a considerable smaller proportion of under 50s compared to the England profile. As a popular coastal location, Thanet attracts an older population of individuals close to or of retirement age. 22% of Thanet’s population are of, retirement age (over 64 years), with this demographic the only population group in Thanet above the England average³. The related effect of high numbers of elderly residents is a low proportion of people of working age, between 16 and 64, and a lower than average percentage of residents aged between 0 and 15⁴. This demographic skew towards an older population has been a characteristic of the area since at least the 1991 census.

3.4.1 Population projection

Population projections from the Office for National Statistics (ONS) show an overall rise in population over the next five years, with the largest percentage rise occurring in the 65+ age group. This is predicted to increase by 10% by 2022, however this growth rate is falling compared to statistics produced for the years 2010-2015, which showed an increase in this age range of 12%. The overall population projected increase for Thanet for 2022 is 4.8%, up from 3.3% in 2015, and would result in

⁴ Thanet Local Plan Background Paper: Housing.

the size of population just over 149,000, up from 140,000 in 2015. This will have an impact on health services as people over 60 will generally have greater health needs and service usage.

The expected population growth in persons aged over 65 is expected to place 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.

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

Table 2: 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%⁵. More 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.

3.4.2 Economic Trends and Performance

In 2017, Thanet was ranked the 28th most deprived area out of a total of 326 districts in England⁶. Between 2004 and 2015, Thanet saw a 12.8% increase in the number of active enterprises, compared to an 18.5% increase in the number of businesses in Kent, and a 24.5% increase across the whole of England.

In 2015⁷ 3,935 VAT companies were registered in Thanet across a number of industries including Wholesale and Retail (495 companies), Construction (580 companies), Hotels and Restaurants (395 companies) and Manufacturing (210 companies). Overall for Thanet the number of business 'births' have increased 3.8% from 2014-2015, although the percentage growth is considerably less than on

average across Kent, (8.5%), and in Great Britain as a whole (9.3%)⁸. Despite a lower number of business 'births', the number of business 'deaths' in Thanet has fallen by 7.8% between 2014 and 2015. Over the same period, there was a 1.8% increase in business closures in Kent, and a 3.3% increase across the whole of England. Significantly, there has been a 24.5% reduction of business closures in Thanet over the 11-year period between 2004 and 2015³.

Thanet's unemployment rate has been falling steadily since a high in 2012 of 6.1%. Unemployment in Thanet currently stands at 3.3%, more than double the 1.6% unemployment rate for Kent, and just less than double the average unemployment rate across England (1.8%). 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 whole country saw negative growth for a number of years after the recession, and this contributed to the negative growth observed in Thanet between 2011 and 2012. Table 7 shows that a number of key economic indicators have recovered between 2012 and 2017, with unemployment rates up 4.5% on 2012 values, and the proportion of working age residents claiming out of work benefits down 4.1%.

Table 3: Thanet Key Economic Indicators

Thanet Economic Indicators.	2012	2013	2014	2015	2016	2017
% 16-64 claiming out of work benefits	17.3	17.8	7.1	16.3	14.6	13.2
Unemployment rate (%)	5.6	6.1	2.0	4.4	3.1	3.3
Median Gross weekly Workplace earnings (£)	392.1	383.3	528.1	391.0	411	414.5
Median Gross Weekly Resident Earnings (£)	412.5	414.6	550.8	450.4	438	462.5
Employment Rate (%)	70.5	63.6	77.4	62.4	71.9	75.0
T5 year % change in employees	3.3	2.1	7.8	-2.0	-0.6	1.9
Stock of businesses	3,560	3,580	3,610	3,655	3,775	3,935
3-year Business Survival Rate (%)	60.4	59.5	64.4	54.5	58.8	59.0
GVA per Head (£)	13,239	15,073	26,886	14,651	14,641	15,021
% Employees in the Knowledge Economy	9.4	10.7	18.5	9.5	9.4	10.2
% NVQ4+	24.5	30.6	33.8	22.1	22.7	30.0

Source: Kent Economic Indicators 2017

Since 2001 Thanet's GVA (Gross Value Added) increased from £9,405 per capita to £15,021 (59.7% increases). However, the Thanet figures are still significantly lower than the Kent average, which in 2017 stood at 21,636⁹.

Tourism is an important sector in Thanet's economic performance supporting 17% of the workforce and attracting a direct visitor spend of £250 million in 2015 [ref 9 old, use: http://www.visitkentbusiness.co.uk/library/Thanet_dashboard_2017_final_V3.pdf]¹⁰. Tourism and the

⁵ http://www.kent.gov.uk/your_council/kent_facts_and_figures/equalities_and_diversity/ethnic_profile.aspx

⁶ <http://www.kent.gov.uk/about-the-council/information-and-data/Facts-and-figures-about-Kent/area-profiles>

⁷ https://www.kent.gov.uk/_data/assets/pdf_file/0007/8179/Business-demography.pdf

⁸ <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Economy/Business-Demography-2011.pdf>

⁹ <http://thanet.gov.uk/publications/planning-policy/thanet-local-plan-monitoring-report-april-2011-to-march-2012/economic-development-and-regeneration/>

¹⁰ www.Thisiskent.co.uk

green sector (e.g. renewable energy) are growing and comprise a larger proportion of total businesses in comparison to the South East region and England.

Public Services, including education and health are among the largest employers in the district, cumulatively accounting for 30.6% of the workforce. Retail accounts for 14.1% of total employment in the area, making it an important industry for income security. 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.

3.4.3 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 struck the national economy in late 2008, progress made in closing the gap with national economic performance achieved over the previous decade was reversed. Thanet was hit particularly hard with unemployment increasing faster than regional and national rates. In February 2012, unemployment levels were at almost three times that of the south east and twice the national average. In September 2017, unemployment stood at 3.4% in Thanet, compared to 1.7% in Kent and 1.9% across the whole of Great Britain. Unemployment rates in Thanet have risen 2.4% since August 2016, with the largest unemployment levels found among the 18-24 year age group (5.5%). In comparison, unemployment for those between 50 and 64 years stands at 2.7%¹¹.

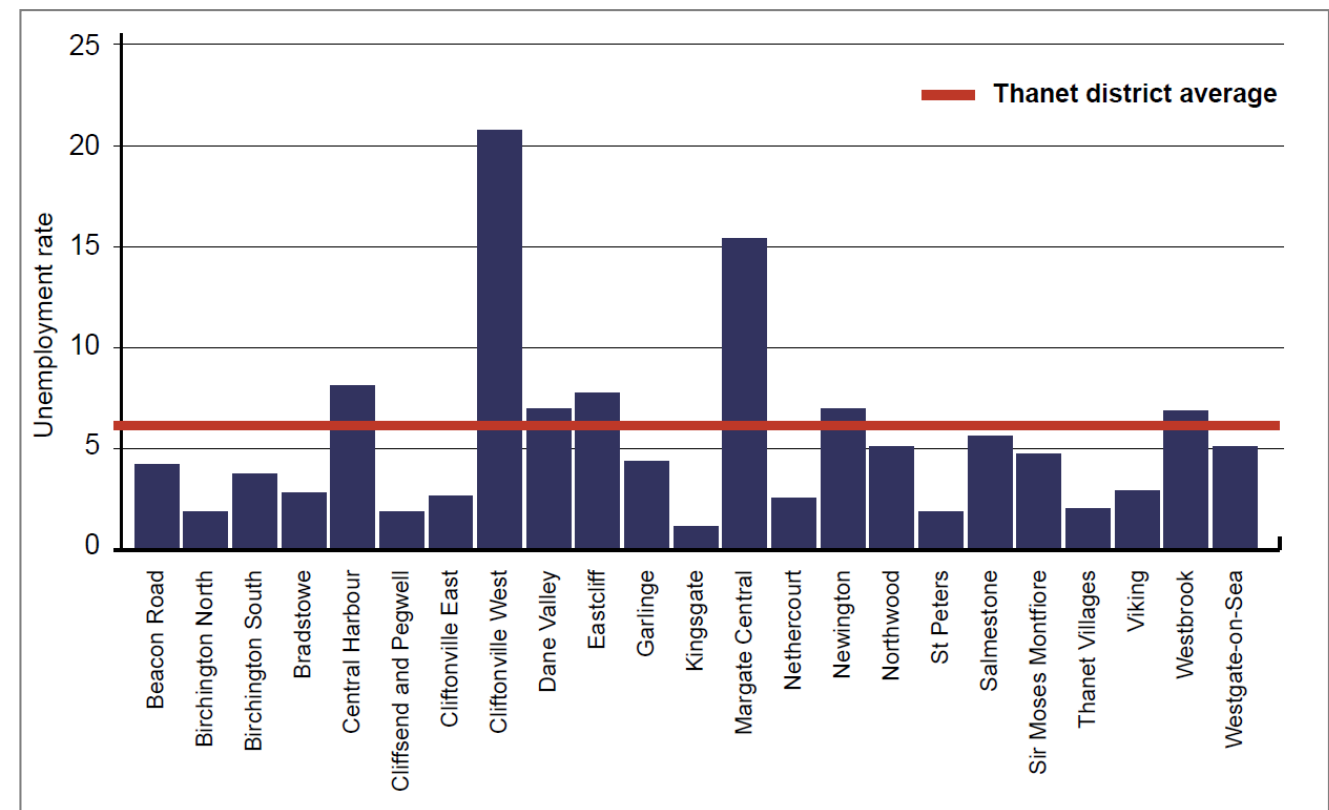
A clear disparity in the employment rates and types can be seen between the different Thanet Wards, and is shown in Figure 5. Comparing the deprived area of Cliftonville West against the relatively affluent Thanet Villages, for example, shows that Thanet Villages have a substantially higher economically active population (76.8%) compared to Cliftonville West (64.7%). This social gap is highlighted further when comparing employment by occupation that shows the Thanet Villages having 16.9% working as managers and senior officials, and 11% working as professionals compared to 12.2% and 6.9% respectively for Cliftonville West¹². The differences in employment trends are not restricted to comparisons between rural and urban wards. Comparing Cliftonville West against 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 Eastcliff³.

Note: Official figures such as the official labour market statistics (Nomis) are based on the idea of a ‘working age’. For most figures the age bracket 16-64 has been used to measure this, but changes to retirement age make this an estimate rather than exact number for ‘working-age’. The following chart shows Job Seeker Allowance (JSA) claimant rates since November 2007. The rates for the two wards have not reduced in line with the district and national rates.

Figure 2: Thanet Ward Unemployment Rates.

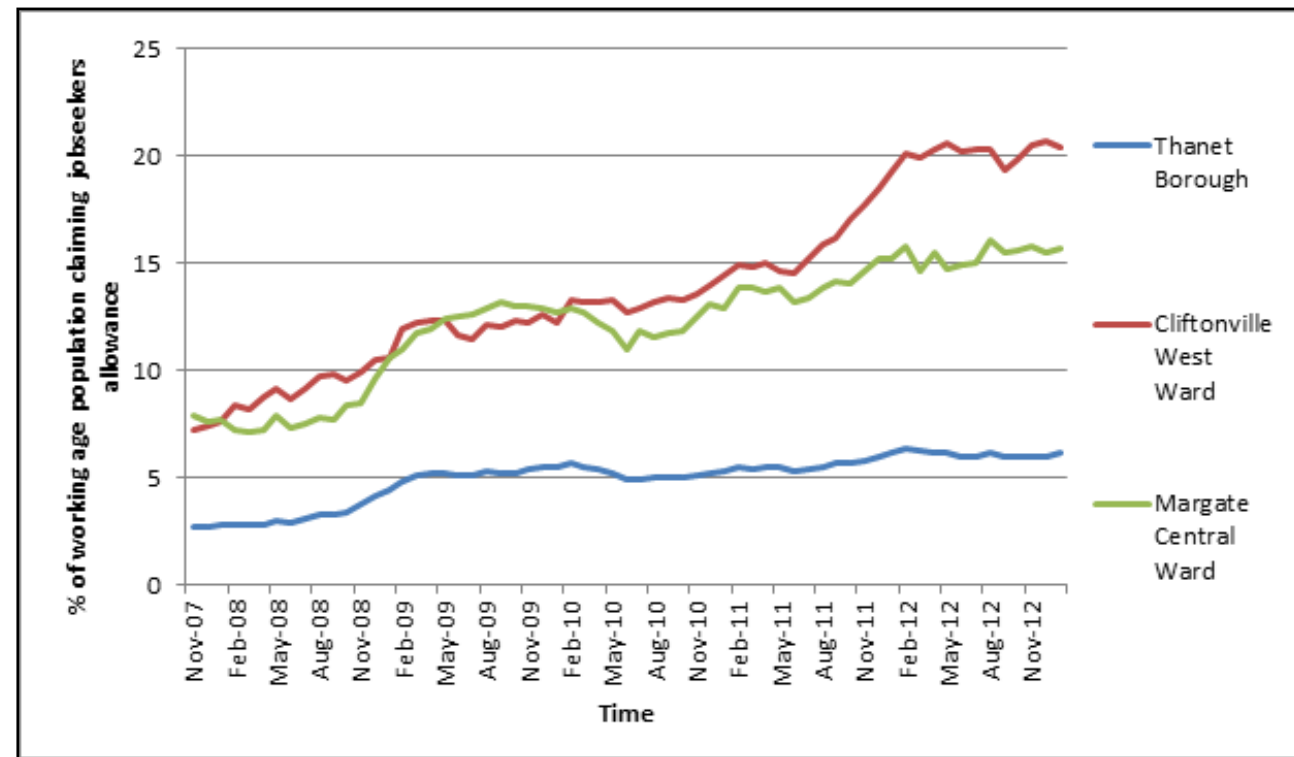


Source: nomisweb.co.uk

¹¹ https://www.kent.gov.uk/data/assets/pdf_file/0019/8182/District-unemployment-bulletin.pdf September 2017

¹² NOMISweb <https://www.nomisweb.co.uk/>

Figure 3: Percentage of Working Age Residents claiming job seekers allowance from 2007 to 2013.



Source: nomisweb.co.uk

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

3.5 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 stock¹³. The Kent County Council Business Intelligence Statistical Bulletin (December 2016), based upon Valuation Office Agency data indicated that there are 1,014,000 square metres of business floorspace (note this includes retail, office, industrial and other space).

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. The quality of the majority of the property is however quite poor and this will certainly pose a challenge for attracting inward investors to the area particularly given the competition from the rest of the wider Kent area.

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.

Thanet has a significant amount of land available for development. The Employment Land Review (May 2010) identified approximately 87ha on allocated and retained sites although over half of this didn’t have planning permission at the time.

The TDC AMR 2016 shows that between 1998 - 2013/14, 44.73 hectares were developed (38% land take-up). The target of 75% take-up (86.4 hectares by 2011) has not been met but monitoring will continue until an alternative target is set via the Local Plan process.

¹³ Thanet Employment Land Review 2010

In 2015/16, floorspace totalling 12,296m² was developed for employment purposes (excluding A2 use). The target for the amount of floorspace developed for employment by type on all sites in the District was not met in 2015/16 (the target was 19,750 m² per annum A2-B8 floorspace on allocated sites).

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 %³.

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%).

3.7 Transport

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.

3.7.2 By Air

Thanet's Manston Airport is currently closed after passenger and freight operations ceased in May 2014. At the time of publishing a Masterplan for the airport in 2009, Manston Airport predominantly

handled freight, catering for around 32,000 tonnes a year, which was forecast to grow to 400,000 tonnes by 2033[1].

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. The ambitions of the Masterplan were never realised and the airport was sold. Manston airport was subsequently purchased for redevelopment by Stone Hill Park Limited. Stone Hill Park Limited has lodged a planning application with TDC to construct a mixed development of residential and business units on the site of the former airport. RiverOak Strategic Partners wish to acquire the Manston site and re-establish airport operations. A Development Consent Order process is underway. The RSP proposals would be freight focussed but would also offer passenger services along with ancillary businesses.

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.

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% 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.

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 year¹⁴.

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.

¹⁴ Thanet District Transport Plan 2005-2011, Thanet District Council

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.

Kent County Council is continuing to promote the building of a new ‘parkway’ railway station in Thanet, located on the Ashford International to Ramsgate line, and just to the west of the village of Cliffsend.

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.

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 February, 2005 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.

3.7.9 Cycling

Three quarters of journeys to work in Thanet are of less than three miles. Whilst cycling is usually quicker over this distance than either car or public transport, in 1998 just 3% of journeys to work in

Thanet were made by bike. As part of the existing Thanet Cycling Plan (December 2003), TDC aim to increase this percentage substantially.

3.7.10 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 4: 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.

3.8 Deprivation

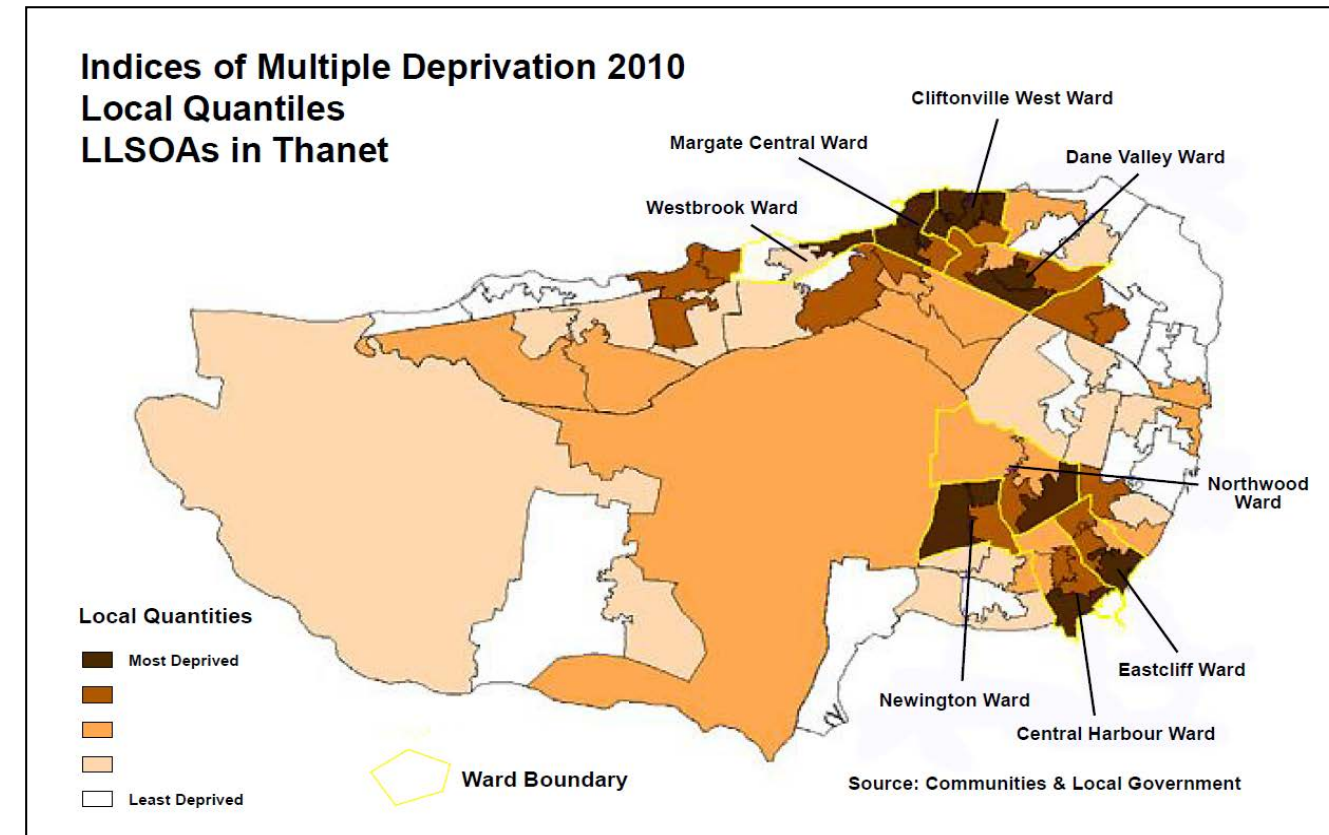
The area of the Coastal South East is identified as having economic underperformance as a result of its relative remoteness, isolation, deprivation, ageing population, transient population, poor quality housing and limited agglomeration advantages resulting from a restricted (180°) hinterland.

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 Newington¹⁵.

Figure 4: 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 area¹⁶. 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. In the 2008 report “England’s seaside towns – a benchmarking study”, Thanet was reported as amongst the weakest economies of 37 seaside towns and as the most disadvantaged of those with populations over 100,000 people. Consequently, wages in the district are lower than the rest of Kent with a median weekly full time wage being £412.50 in 2011 compared to £546.20 in Kent and £554.40 for the South East region. However, a number of regeneration strategies and policies are in place to reverse this decline, including the Economic Growth Strategy for Thanet (November 2016).

¹⁵ <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Deprivation/id2010-kent-ward-level.pdf>

¹⁶ <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Population-and-Census/2011%20Census/2011-census-car-availability.pdf>

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, Birchington and Ramsgate. Forecast demand for housing from 2011 to 2031 is 3,714 (zero net migration) and 11,648 (short term migration)¹⁷.

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% 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.

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.

The 2011 Census reaffirmed that there is a substantial supply of smaller dwellings in Thanet. It shows that in occupied dwellings, Thanet has the highest proportion of both 1 and 2 bedroom homes compared with neighbouring districts and Kent as a whole.

Table 5: 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

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.

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 2007-2011 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).

¹⁷ Thanet District Council – Housing Topic Paper 2013 (Local Plan evidence base).

Figure 5: Number of house sales per year within Thanet District.

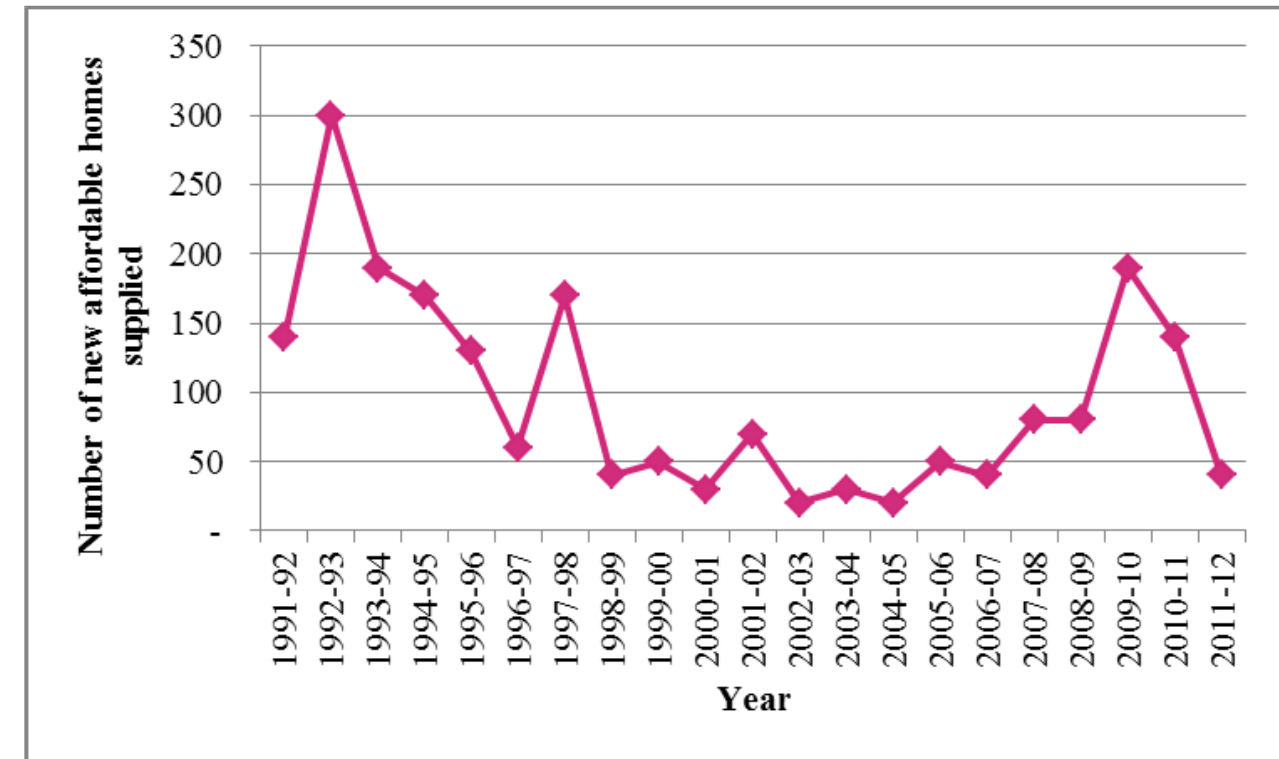


Source: CLG Statistics 2013

3.9.5 Affordability

The number of new affordable homes provided each year in the District are illustrated in Figure 9. The trend has varied significantly since 1991 and is driven by factors such as the availability of residential developments to provide affordable homes. This variability continues in the latest figures from the Homes and Communities Agency, with 110 affordable housing additions being completed in Thanet in 2012-13, 81 in 2013-14, 132 in 2014-15 and 19 in 2015-16.

Figure 6: Additional affordable homes provided in Thanet each year.



3.9.6 Source: CLG Housing Statistics 2013.Existing Need

As part of the evidence base for the Local Plan, TDC 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 6: 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 Lower Growth	7,600 (380)
3 Economic Higher Growth	11,791 (590)
4 Zero Migration	3,714 (186)
5 Migration Trend	11,648 (582)

Source: Thanet District Council, Housing Topic Paper (May 2013)

3.9.7 Homelessness

The most visible form of homelessness is rough sleeping. However, it can also be hidden from view in the form of sofa surfing or squatting, and there are also those who are homeless living in hostels, night shelters and temporary accommodation. The 2016 Rough Sleeping Rate (per 1,000 households) for Thanet is 0.52%¹⁸, compared to 0.18 for England, 0.27 for London and 0.16 for the rest of England¹⁹.

3.10 Health

In general, the health of people living in Thanet is worse than the average for England. The comparatively poor health of people within Thanet cannot just be attributed to the number of older residents with 23.36% of people suffering an illness that limits their day-to-day activities²⁰. 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 77.6 compared to the southeast average of 80.5 and the national average of 79.5 and the life expectancy for women is 82.5 compared to a regional average of 84.0 and a national average of 83.2²¹. Those people considered to be in very good health in Thanet is 40.7% compared to national average of 47.1%. The latest statistics from the Thanet Clinical Commissioning Group Annual Report and Accounts 2016/17 show that the life expectancy of Thanet residents is the lowest in Kent at 80.3 years.

Health inequalities in Thanet are a serious concern. Within Thanet there are significant variances with a gap of 17.1 years between Margate Central ward (73.5yrs) and Kingsgate ward (90.6yrs). Life expectancy is 9.3 years lower for men and 6.9 years lower for women in the most deprived areas of Thanet than in the least deprived areas.

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. The rate of smoking related deaths is 326 per 100,000 population, worse than the average for England. This represents 302 deaths per year. The rate of alcohol-related harm hospital stays is 590 per 100,000 population, better than the average for England. This represents 809 stays per year.

¹⁸ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#detailed-local-authority-level-responses>

¹⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/585713/Rough_Sleeping_Autumn_2016_Statistical_Release.pdf

²⁰ Office of National Statistics, Long-term health problem or disability 2011.

²¹ <http://www.kent.gov.uk/about-the-council/information-and-data/Facts-and-figures-about-Kent/area-profiles>

3.11 Community Involvement and Cohesion

The Thanet District Council Election in May 2015 had a turnout of 71%. This is a substantial increase compared to the turnout to the TDC Election in 2011 which was 42%²².

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 Kent^{Error! Bookmark not defined.}. 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. Each year Thanet's Community Safety Partnership produces a Community Safety Plan, detailing current priorities.

3.12 Crime and Safety

In the year ending March 2017, the crime rate in Thanet (98.31%) was higher than the average crime rate for the Kent Force Area (73.05%), with the highest recorded crimes in 2016/2017 being violence and sexual offences, followed by anti-social behaviour. 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 year²³.

Latest information from Police.UK shows that in March 2017 the crime rate in Thanet was 23.97 per 1,000 population compared to 18.92 in Kent force area. 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 residents²⁴.

The most recent available data concerning Fire and Rescue Services is for 2006 and indicates the Kent Fire service responded to 1,641 incidents including 267 primary fires (i.e. dwelling, non-derelict buildings, road vehicles and other outdoor buildings). This constitutes a reduction from the previous year²⁸. The Kent Fire & Rescue Service website indicates that so far in 2017, 12,378 incidents have been attended.

²² <https://democracy.thanet.gov.uk/mgManageElectionResults.aspx?bcr=1>

²³ Thanet District Council Corporate Plan 2012-2016

²⁴ www.police.co.uk

3.13 Biodiversity and Green Spaces

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).

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.

TDC Annual Monitoring Report (AMR) data for 2015-2016 shows there has been no change in areas designated for their intrinsic environmental value at international or national level of significance. However, at regional level the Cliftonville Grassland site at Foreness Point has been designated a Kent Local Wildlife Site by the Kent Wildlife Trust. This represents an increase in the areas of biodiversity importance that are protected under local plan saved policy NC3. Maintenance continues at the new site of local significance that was designated during the last reporting year namely, Cliftonville Grassland, Foreness Point.

The Dane Valley Woods, Windmill Community Allotment Project, Friends of Mockett's Wood, Friends of Montefiore Woodland and Friends of Ellington Park voluntary groups continue to provide areas for biodiversity to flourish.

The Sandwich Bay Bird Observatory Trust continue to count Turnstones and have found a continued decline in numbers and this corresponds with the national decline. The Thanet Coast Project has held a number of education events during March 2016 in order to raise awareness of new measures to reduce disturbance to bird life on the Pegwell Bay mudflats. The Strategic Access Management and Monitoring Plan (SAMM) provides a strategy to mitigate the potential in-combination impacts of new housing development and resulting recreational pressure on the Thanet Coast and Sandwich Bay SPA. Thanet District Council is now collecting a tariff from development based on the SAMM which will contribute to a targeted campaign to raise awareness in the future.

Thanet has number of local, national and international protected areas for conservation and habitat protection. 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.

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:

²⁵ http://www.ramsar.org/profile/profiles_uk.htm

²⁶ Joint Nature Conservation Committee, <http://www.jncc.gov.uk>

²⁷ Isle of Grain to South Foreland Shoreline Management Plan (SMP) Review: Appendix J – Habitats Regulations Assessment

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 hunting²⁵.

3.13.2 Sandwich Bay Special Area of Conservation (SAC)

The site is designated primarily for its sand dune habitats (~35% of total area) the area also includes improved grassland (10%) and salt marshes (15%). The habitats that are the primary reason for the sites designation are; Embryonic Shifting dunes where the dominate species is *Elytrigia juncea*; Shifting dunes along the shoreline with *Ammophila arenaria*; Fixed coastal dunes with herbaceous vegetation; and Dunes with *Salix repens* ssp. *argentea* (*Salicion arenariae*)²⁶.

3.13.3 Thanet Coast SAC

This site; the longest continuous stretch of coastal chalk in the UK, is designated primarily for the reef habitats that support unusual communities, and the second most extensive representation of chalk caves in the UK on the extreme south-east coast of England.

The site represents 20% of the UK resource of reefs 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 species.

The site is bordered by about 23 km of chalk cliffs with many caves and stack and arch formations. Partially submerged caves around Thanet vary considerably in depth, height and aspect and hence in the algal communities present. The caves support very specialised algal and lichen communities containing species such as *Pseudendozonium submarinum* and *Lyngbya* spp., some of which were first described from Thanet and have never been recorded elsewhere.

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, mud flats whilst 10% of the area comprises improved grassland²⁷. 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)²⁸.

²⁸ JNCC, 2016

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 wildfowl²⁹.

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 three nationally rare and one nationally scarce species³⁰.

Approximately 78.10% of the SSSI area has been classified as ‘favourable’ and 21.90% has been classified as ‘unfavourable - recovering’ in a Natural England recent assessment.

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 interest.

50.35% of the SSSI area has been classified as ‘favourable’ and 46.13% has been classified as unfavourable - recovering’ in a recent Natural England assessment.

3.13.8 Local Wildlife Sites

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

²⁹ Kent Wildlife Trust

3.13.9 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 area.

3.13.10 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.

3.13.11 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 SSSI.

3.13.12 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 sallow.

3.13.13 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.

3.13.14 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*).

3.13.15 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

³⁰ Natural England <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003560>

towards the north. It probably represents on the largest areas of semi-improved grassland outside SSSIs in the Thanet District. The cemetery covers an area of approximately 13.5ha.

3.13.16 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.

3.13.17 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 habitats³¹. An Open Space Audit undertaken in 2005 describes the quantity, quality and access to natural and semi natural space provision in the area. The objective of this study was to identify local needs for provision, and opportunities for enhancement, development or replacement of current facilities.

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.

³¹ TDC: PPG17 Open Spaces, Indoor Sports and Recreation Assessment (2005)

³² Rising to the challenge: The impact of climate change in the South East: Technical Report, UKCIP, 1999

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.

Roadside Nature Reserves can link existing wildlife areas, helping to reconnect and restore landscape so that wildlife is no longer struggling to survive in isolation. There are four Roadside Nature Reserves within Thanet, which have been identified for their habitats and connections to areas of rich biodiversity and include important features such as calcareous grassland, lizard orchids and diverse populations of butterflies and dragon flies.

3.13.18 Biodiversity Opportunity Areas (BOAs)

All nine counties in the South East have undertaken a mapping exercise on behalf of the South East Biodiversity Forum (SEEBF) identifying areas of greatest biodiversity opportunity. The BOAs were mapped to provide targets to facilitate the delivery of landscape scale habitat re-creation, restoration and to connect up designated sites and priority or Biodiversity Action Plan habitats.

Kent contains sixteen Biodiversity Opportunity Areas, covering 40% of land and intertidal habitats, two of which run through the Thanet District. These are; Thanet Cliffs and Shore BOA, and Lower Stour Wetlands BOA.

3.14 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.

3.14.1 Climate Change

Rising to the challenge: the impacts of climate change in the South East: Technical Report³² produced for the UK Climate Impacts Programme (UKCIP) identifies the changes in climate that will be evident in the South East by the 2080's³³. 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;

³³ Although this study was written in 1999, UKCIP considers its content to still be relevant.

- 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 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.

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

TDC began monitoring district GHG emissions from 2008-2009, which acts as baseline for subsequent GHG reporting. For 2016-2017 Thanet's total net emissions were calculated to 3,364 (tonnes of CO₂e), which equates to a 23.5% net decrease compared to the baseline.³⁴

TDC has begun to look into climate change adaptation and mitigation opportunities for Thanet. The District Council 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 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 (see Climate Change Topic Paper, May 2013 and the Draft Thanet Local Plan to 2031 Preferred Options Consultation, January 2015).

TDC has adopted the Kent Environment Strategy (March 2016) and is a member of the Kent Climate Change Network which through sharing best practice and raising awareness is committed to the reduction of emissions and preparing for climate change.

3.14.2 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. The AECOM study; Renewable Energy for Kent, April 2012, was used to underpin the development of the Kent Renewable Energy Action Plan (August 2013).

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 the number of permissions granted for renewable energy generation. The latest available AMR for 2015-2016 states that during the current reporting year, no solar parks were granted planning permission. A target for permissions granted for renewable energy generation is not as yet established.

3.14.3 Air Quality

Thanet generally has 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 exceedance 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 two automatic monitoring stations situated at roadside locations at Boundary Road, Ramsgate, and The Square, Birchington. Both sites measure nitrogen dioxide and PM₁₀ and are next to main roads, within the Thanet Urban AQMA boundary. Both automatic monitoring stations measured concentrations of pollutants below the relevant objectives between 2013-2016. Thanet District Council also operates 23 passive monitoring sites using diffusion tubes. Seven of these sites are classified as kirbside, five as urban background and 11 as roadside. Three passive monitoring sites exceeded the annual mean objective for NO₂ in 2016 (40µg/m³). These sites were located at The Square in Birchington, Highstreet, St Lawrence and 9 High Street, St Lawrence³⁵. All three of these passive monitoring sites are located within the Thanet Urban AQMA.

3.14.4 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;

³⁴ thanet.gov.uk

³⁵ https://www.thanet.gov.uk/media/3979260/ASR_Thanet_2017_v1.pdf

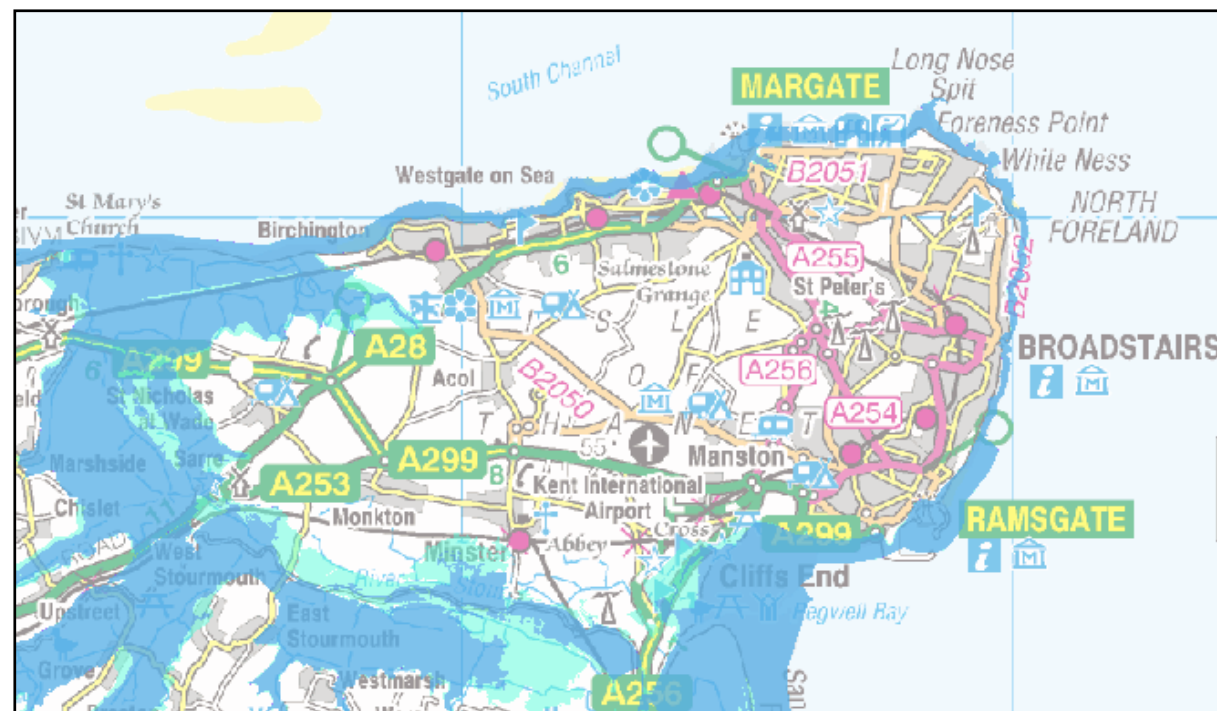
- Areas of residual flood risk have been identified as Margate Old Town, Dreamland, Birchington (Minnis Bay); and
- Groundwater flood risk is not a significant problem – although the district predominately overlies a chalk aquifer, ground elevations are generally high so water table is at significant depths from the surface.

Surface water flooding is localised and site specific so not assessed at a strategic level (but is detailed in the Thanet Stage 1 Surface Water Management Plan (SWMP), May 2013). The SWMP identifies historic flooding incidents, and identifies the causes of this as surface water, sewer, tidal or blocked drains or gullies. An Action Plan is included within the SWMP, which highlights areas where action is needed, and the type of action that is considered necessary.

3.14.5 Fluvial Flooding

The River Great Stour’s floodplain forms the western boundary of the district. 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 the Isle of Thanet from mainland Kent. However, it is no longer flooded as part of daily tidal cycles due to the protection from 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 stretches³⁶.

Figure 7: Risk from river and sea flooding assuming no defences (blue indicates flooding and turquoise the extent of extreme flooding).



³⁶http://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

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.

Since the publication of the SFRA, work has been completed on flood defences along Margate seafront which will increase the standard of flood protection from approximately 1 in 20 to 1 in 200 for the Old Town Flood Compartment. However, this will not change the flood risk zones provided by the Environment Agency as these are based on a hypothetical situation where no flood defences exist³⁷. Although the new flood defences have increased the standard of flood protection, it would still be necessary for a flood risk assessment to be provided for proposals within the flood risk area as there would still be a risk of residual flooding resulting from a breach of the flood defences. An addendum will be included in the SFRA to reflect the changes from the new defences.

3.14.6 Water Quality and Water Resources

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

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

³⁷ Thanet District Council: Water Cycle Topic Paper, May 2013

³⁸ Thanet District Council: Water Cycle Topic Paper, May 2013

A River Basin Management Plan for the South East River Basin District (2009) was produced under the Water Framework Directive. It identified the pressures facing the water environment, which prevent a ‘good’ status³⁹ being achieved. These issues included:

- 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 were updated and published in December 2015.

The December 2015 South East river basin district – River Basin Management Plan identifies pollution from waste water, physical modifications and pollution from rural areas as the three most significant water management issues preventing waters in the South East river basin district reaching good status. In terms of pollution from waste water, the water industry is identified as the greatest contributor to this impact. With respect to physical modifications, the following sectors are found to be key contributors; local and central government, agriculture and rural land management and urban and transport. In terms of pollution from rural areas, the agriculture and rural land management sector is identified as the greatest contributor to this impact.

3.14.7 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.

³⁹ WFD Good status: ‘Slight change from natural conditions as a result of human activity. No restriction on the beneficial uses of the water body. No impact on amenity or fisheries. Protects all but the most sensitive wildlife’ (Part 1: South East river basin district - River basin management plan, December 2015)

Table 7: Thanet water quality⁴⁰

Bathing Water	2013p	2014p	2015	2016
Birchington, Minnis Bay	***	***	***	***
Broadstairs, Botany Bay	***	***	***	***
Broadstairs, Joss Bay	***	***	***	***
Broadstairs, Stone Bay	***	***	***	***
Broadstairs, Viking Bay	*	*	*	*
Margate, Fulsam Rock	**	***	**	**
Margate, The Bay	**	**	**	**
Margate, Walpole Bay	-	-	-	-
Margate, Westbrook Bay	***	**	**	**
Ramsgate Western Undercliffe	***	***	***	***
Ramsgate, Ramsgate Sands	**	***	***	**
Westgate, St Mildred's Bay	***	***	***	***
Westgate, West Bay	***	***	***	***

- *** Excellent
- ** Good
- * Sufficient
- Poor

3.15 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 villages⁴¹.

Thanet has 22 conservation areas, 13 scheduled monuments and one registered park and garden as well as around 2,500 Listed Buildings⁴² 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.

⁴⁰ From 2015 there are new, tighter standards. A classification tagged with this symbol (p) indicates the class that the bathing water would have achieved if the new bathing water quality standards had been in force.

⁴¹ Thanet District Adopted Local Plan (2006): Saved Heritage Policies

⁴² Thanet District Council website: ‘How do I find out if a building is listed?’

TDC are currently preparing a Heritage Strategy which will form evidence to support the emerging Local Plan.

3.16 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 exist¹¹.

As part of the current (2006) Countryside & Coast Local Plan Saved Policies that detail 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. These are located at Monkton Nature Reserve, Pegwell Bay and St Peters Quarry.

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 2012⁴³ and compared with the 1993 Preliminary Report of the Isle of Thanet Landscape Assessment Survey that reported the findings of the 1991 study to identify any views that may have changed. Of the 22 views surveyed, 14 were considered not to have changed since the 1993 report.

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.

Subsequent to the issue of the 2012 Thanet Landscape Character Areas topic paper, a Scoping Opinion was issued by the Planning Inspectorate for a proposed extension to the Thanet Offshore Wind Farm

off the Kent Coast (February 2017), and an extension of the Kentish Flats Offshore Wind Farm was granted in February 2013.

The former Manston Airport site is currently subject to a planning application for a mixed use development. In addition, a Scoping Opinion was issued in August 2016 by the Planning Inspectorate pertaining to this site for a proposal to redevelop and reopen the airport as a new freight and cargo hub for the South East.

3.17 Waste

During 2013/14 a total of 696,816 tonnes of Municipal Solid Waste (MSW) (now Local Authority Collected Waste) was generated in Kent, the majority of which was recycled and composted (combined total of 46%), and sent for energy recovery (37%). According to the 10th Annual Minerals and Waste Monitoring Report (February 2015), there was a minor increase in the arisings of MSW (1.28%) in 2013/14 for the first time in recent years, in contrast to the downward trend since 2009/10. Diversion of MSW from landfill has continued to increase, reaching its highest level to date at 82.5% of all MSW.

In terms of Kent's MSW, only 14.5% of Kent's MSW arisings were managed outside of the county in 2013/14. All of Kent's energy recovery is managed in Kent and high proportions of green waste and landfill waste are managed within the county, 99.6% and 71% respectively.

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.

The Kent Minerals and Waste Local Plan 2013-2030 was adopted in July 2016. The Joint Municipal Waste Management Strategy (also known as; Kent Waste Strategy) sets out how the Kent Resource Partnership intends to manage household waste. The strategy was refreshed in 2012/13.

⁴³ Landscape Character Area Topic Paper - August 2012

4 Key Sustainability Issues

4.1 Review of key sustainability issues

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 Local Plan. The development of key sustainability issues has been informed by the review of context documents and the identification of baseline information, and as such, the information presented below in Table 8.

Although slight changes were made to the key sustainability issues as a result of this SA update, no changes were deemed necessary to the SA framework, which means that the SA objectives and decision making criteria (Appendix A) employed in previous iterations of the SA are deemed still to be relevant and were used in this appraisal process.

Table 8: Key sustainability issues

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

⁴⁴ Thanet District Council Local Plan 2006

Key Sustainability Issue	Sub Issue	Description	Validation	Source
		Ensuring that the strategic future of retail centres supports commercial diversification and capital investment as well as providing a strong revenue stream for Thanet District Council.	Thanet retail centres are considered unattractive investment areas for major retailers due to relative isolation, limited catchment and the current high dependence on larger retail centres outside the Thanet region. However major changes have occurred since 2000 to the provision of retail floor space in Kent and this has had an impact on expenditure spent outside the Thanet region. Of the traditional centres. Ramsgate has the largest turnover at £67million	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
		Supporting regeneration of key areas within the District.	South East Local Economic Partnership (SE LEP) implemented in April 2011 to promote strategic economic priorities and make investments activities to drive growth and local jobs. Investment from the Governments Growing Places Fund includes first round projects across Kent and in Thanet such as 'Live Margate, Kent	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
	Economic Structure	Ensuring that improving economic prosperity provides benefits to the whole of Thanet focussing regeneration on key wards.	Kent County Council's 'Grow for it East Kent' scheme which is aiming to attract new businesses to locate within the sub-region as well as supporting the start up and growth of indigenous and pre-existing businesses. It is doing this by promoting the area to businesses and also providing support to new businesses and funding to support businesses looking to locate in East Kent. The Thanet Local Plan identifies four key areas in need of special attention: Margate Old Town Area, King Street in Ramsgate, Upper High Street in Ramsgate and Cliftonville West. Thanet has poor housing stock with a high proportion of semi-derelict, vacant or homes in a state of poor repair. In addition there are a high proportion of multiple occupation premises which leads to pressure on parking, nuisance, noise and visual deterioration of houses and gardens.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Experian Economic and Employment Assessment – Thanet District Council, 2012
		Ensuring that existing building stock (particularly redundant buildings) is brought into use for employment where appropriate.	Create and maintain local employment opportunities centred on fairly paid jobs. There is also a dominance of employment in the public sector and whilst this has an important role to play in any economy, it is not a strong driver of growth and wealth creation. With over a third of employees working in the public sector there is a need to balance this to ensure that there is scope for the economy to grow 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)	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan
		The protection and enhancement of natural assets including Blue Flag status of beaches in support of tourist economy.	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. 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.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Town Centre Retail, Leisure, Tourism and Culture Assessment, 2012
		The protection and enhancement of historic assets.	Scheduled monuments in Thanet include Anglo Saxon Cemeteries and remains at Monkton and Dane Valley, Salinestone Grange, Quex Park Settlements, and various ring ditches and enclosures. There are also significant amounts of listed buildings and conservation areas throughout the district.	Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	Economic Connectivity	The development of key transport gateways to the region including the development of Kent International Airport.	<p>Thanet has often been perceived to be peripheral although in reality transport infrastructure is extremely good with excellent road access to the M2 and M25 along with the new East Kent Access links to the south. The port and airport are important links to the continent and beyond and the High Speed rail link has greatly decreased commuting times to London.</p> <p>Whilst the district does have a number of good transport links it is still on the periphery of Kent and the South-East, and in particular its proximity to London is poor compared to the rest of the south-east.</p> <p>Kent International airport has a potential capacity of 1,000 million passengers per annum with 250,000 tonnes freight per annum. The Airport Masterplan developed in 2009 which estimated a significant increase in passenger (4.7 million passengers per annum) and freight (400,000 tonnes of freight) numbers for the airport to 2033 along with details of future airport expansion such as a new terminal building. To date The airport is currently up for sale and the estimates for growth proposed in the Masterplan have not been achieved. In addition, given the uncertainty regarding the government's position on aviation within the South East, the future of the airport is uncertain. However, it remains an important economic asset and opportunity to encourage growth in Thanet.</p> <p>Facilitating further growth at the Airport and Ramsgate Port could unlock further opportunities. Current export levels from Thanet are low and therefore there could be growth potential in this area given the close proximity of Thanet to Europe coupled with transport links. There is also the potential for growth given knock on effects from the airport in terms of the supply chain.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Employment Land Review</p>
		Mobility and access to employment opportunities through provision of sustainable public modes of transport.	<p>Compared to a national average of 25.8% the proportion of Thanet households not in possession of a car or van is 29.8%, the 5th highest in the region. In some of the more deprived wards this is almost double this such as Margate Central (52.4%).</p> <p>Of the working age population 40% travel by private, car, van or motorbike to work. 6% travel by public transport, 9% walk or cycle and 3% work from home. These percentages are all lower than the regional and national (England) averages.</p>	Census 2011.
		Links to opportunities associated with sub-regional growth and development including major economic opportunities.	<p>Thanet has an Airport of regional significance at Manston with a potential capacity of one million passengers per annum with 250,000 tonnes freight per annum.</p> <p>The 2009 Masterplan which estimated a significant increase in passenger and freight numbers for the airport to 2033 along with details of future airport expansion such as a new terminal building. The airport is currently up for sale and the estimates for growth proposed in the Masterplan have not been achieved. In addition, given the uncertainty regarding the government's position on aviation within the South East, the future of the airport is uncertain. However, it remains an important economic asset and opportunity to encourage growth in Thanet.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan</p>
SOCIAL	Safety	Initiatives leading to greater public safety including appropriate strategies for intervention (Community Wardens, Police Community Support and Secured by Design).	<p>Approximately 91% of the Thanet population feel safe in their homes – the main focus of interest is in Margate Central Ward and Cliftonville West Ward. Local analysis has shown that the streets of Thanet are extremely safe – large areas of Thanet have had no reported crime in two years with only nine of 446 output areas reporting one crime per month.</p> <p>All three town centres are awarded the National 'Safer Shopping Award' with shoplifting and commercial burglary falling year on year.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan Thanet Crime and Disorder Police Audit 2005-2008</p>

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	Housing	<p>Responding the needs and requirements of the current and future housing market. Support the viability of existing residential developments now and in the future.</p>	<p>Over the last decade the housing market and mix of tenure has changed due to the recession and the impacts this has had on house prices. The proportion of households that are rented instead of owned or mortgaged has increased. Likewise, the annual number of housing sales has fallen to a level lower than 1996.</p> <p>This means that because there is currently less demand for housing the potential future requirements may be less than previously anticipated. However, given the long timeframe over which the Local Plan will operate (to 2031) it is quite likely that the housing market will have changed again. Therefore the Local Plan needs to consider how it can allow flexibility to address potential changes in the future and this flexibility is something that the SA will also consider during the assessment of options and alternatives.</p> <p>The Thanet Private Sector Housing Strategy indicates that the standard of the existing stock is an issue, with the private rented sector being poor in some areas, particularly in Cliftonville.</p> <p>Further demand for appropriate pitches for the travelling community</p>	<p>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 East Kent Gypsy and Traveller Accommodation Assessment Report (2007-2012)</p>
	Mobility	<p>Access to key services and employment opportunities through public transport provision.</p>	<p>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.</p> <p>The local population is well served with public transport connections. Access throughout the district is possible via the Thanet Loop bus service. This covers Margate - Broadstairs - Ramsgate – Margate i.e. all towns/centres of commercial activity</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan</p>
	Deprivation	<p>Levels of economic disparity within the region and need to maximise opportunities for all sectors of society. Access to employment opportunities identified as an issue in limiting the realisation of Thanet's potential.</p>	<p>The 2010 Office of National Statistics Indices of Deprivation indicates that Thanet is ranked the most deprived District in Kent and 65th in England (out of 354), moving it within England's top 20% deprived Districts in England in all 6 deprivation categories (employment, health deprivation, disability, educational skills and training, housing, geographical access to services and income). Per ward Margate is ranked the most deprived Ward</p> <p>Thanet is within the top 20% most deprived areas of Kent. 15.2% of the District's population are separated or divorced in comparison to the England and Wales average being 11.7% - this is the highest rate in Kent.</p>	<p>Thanet DC Corporate Themes, Plans, Policies and Programmes Thanet Local Plan</p>
	Health	<p>Maintenance of high levels of healthcare provision including dependent sectors of the community.</p> <p>Population demand on healthcare and support services (PCT initiatives).</p>	<p>The poor health of Thanet cannot just be attributed to the number of older residents of people suffering a limiting long term illness. This ranks highest in the region (of 67) and is 37th of the 376 Districts in England and Wales.</p>	<p>Census 2011.</p>

Key Sustainability Issue	Sub Issue	Description	Validation	Source
	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.
	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

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

5 Policy Appraisal Summary

5.1 Policy screening

This section of the SA update report presents the new or updated appraisals for those policies that have been amended or produced as a result of consultation on the Revised Preferred Option and continued stakeholder involvement. Table 1 provides a summary of the changes to each policy, explaining whether these amendments are changes in the policy text, or the as a result of the addition or deletion of individual policies.

Table 9: Review of policy screening.

Original policy number	Updated policy number	Original policy name	Is further assessment required?	Justification
SP01	SP01	NPPF presumption in favour of sustainable development	No	No change.
Strategic Priorities 1-5	Strategic Priorities 1-5	Strategic Priorities and Objectives	No	Minor changes.
SP02	SP02	Economic Growth	Yes	Update appraisal with changes made to the policy.
SP03	SP03	Land Allocated for Economic Development	Yes	Update appraisal with changes made to the policy.
SP04	SP04	Manston Business Park	No	No change.
SP05	SP05	Manston Airport	Yes	Policy was re-written.
SP06	SP06	Thanet's Town Centres	No	No change.
SP07	SP07	Westwood	Yes	Update appraisal with changes made to the policy.
SP08	SP08	Margate	No	Update appraisal with changes made to the policy.
SP09	SP09	Ramsgate	Yes	Update appraisal with changes made to the policy.
SP10	SP10	Broadstairs	Yes	Update appraisal with changes made to the policy.
SP11	SP11	Housing Provision	Yes	Update appraisal with changes made to the policy.
SP12	N/A	Strategic Housing Site Allocations	No	Deleted.
N/A	SP12	General Housing Policy	Yes	New policy.
SP13	SP13	Strategic Housing Sites - Manston Green	Yes	Update appraisal with changes made to the policy.

Original policy number	Updated policy number	Original policy name	Is further assessment required?	Justification
SP14	SP14	Strategic Housing Sites at Birchington	Yes	Update appraisal with changes made to the policy.
SP15	SP15	Strategic Housing Sites at Westgate-on-Sea	Yes	Update appraisal with changes made to the policy.
SP16	SP16	Westwood Strategic Housing Sites	Yes	Update appraisal with changes made to the policy.
SP17	SP17	Land Fronting Nash and Haine Roads	No	Minor changes.
New Policy 01	SP18	Land at Manston Court Road/Haine Road	Yes	Policy was re-written.
SP18	SP19	Type and Size of Dwellings	No	No change.
SP19	SP20	Affordable Housing	Yes	Update appraisal with changes made to the policy.
SP20	SP21	Development in the Countryside	No	Minor changes.
SP21	SP22	Safeguarding the Identity of Thanet's Settlements	No	Minor changes.
SP22	SP23	Landscape character areas	Yes	Policy was re-written and renamed to reflect new study.
SP23	SP24	Green Infrastructure	Yes	Update appraisal with changes made to the policy.
N/A	SP26	Strategic Access Management and Monitoring Plan (SAMM)	Yes	New policy.
N/A	SP27	Biodiversity and Geodiversity Assets	Yes	New policy. Policy moved from chapter 12 GI03 and reworded
SP24	SP28	Biodiversity Opportunity Areas	Yes	Update appraisal with changes made to the policy.
SP25	SP25	Protection of European, SSSI and National Nature Reserves	Yes	Policy was re-written to only apply to International and European sites, National designations covered by GI01
SP26	SP29	Protection of Open Space	No	Minor changes.
N/A	SP30	Local Green Space	Yes	New policy.
SP27	SP31	Provision of Accessible nature and Semi Natural Green Space, Parks Gardens and Recreation Grounds	Yes	Update appraisal with changes made to the policy.
N/A	SP32	Allotments	Yes	New policy.

Original policy number	Updated policy number	Original policy name	Is further assessment required?	Justification
SP28	SP33	Quality Development	No	Minor changes.
SP29	SP34	Conservation and Enhancement of Thanet's Historic Environment	Yes	Update appraisal with changes made to the policy.
SP30	SP35	Climate Change	Yes	Update appraisal with changes made to the policy.
SP31	SP36	Healthy and Inclusive Communities	No	Minor changes.
N/A	SP37	QEQM Hospital Margate	Yes	New policy.
N/A	SP38	Westwood Medical Centre	Yes	New policy.
SP32	SP39	Community Infrastructure	No	No Change
SP33	SP40	Expansion of Primary and Secondary Schools	No	Minor changes.
SP34	SP41	Safe and Sustainable Travel	No	No change.
SP35	SP42	Accessible Location	No	No change.
SP36	SP42	Transport Infrastructure	No	No change.
SP37	SP43	Connectivity	No	No change.
SP38		Strategic Road Network	No	No Change
New Strategic Routes Policy	SP45	Strategic Routes	No	No change.
SP39	SP44	New Rail Station	Yes	Policy was re-written.
E01	E01	Retention of existing employment sites	No	Minor changes.
E02	E02	Home working	No	No change.
E03	E03	Digital Infrastructure	No	No change.
E04	E04	Primary and Secondary Frontages	No	No change.
E05	E05	Sequential and Impact Test	No	No change.
E06	E06	District and Local Centres	No	No change.
E07	E07	Serviced Tourist Accommodation	Yes	Update appraisal with changes made to the policy.
E08	E08	Self-Catering Tourist Accommodation	No	Minor changes.
E09	E09	Protection of Existing Tourist Accommodation	No	Minor changes.
E10	E10	Major Holiday Beaches	No	No change.

Original policy number	Updated policy number	Original policy name	Is further assessment required?	Justification
E11	E11	Intermediate Beaches	No	No change.
E12	E12	Undeveloped Beaches	No	No change.
E13	E13	Language Schools	No	No change.
E14	E14	Quex Park	Yes	Update appraisal with changes made to the policy.
E15	E15	New build development for economic development purposes in the rural area	Yes	Update appraisal with changes made to the policy.
E16	E16	Conversion of rural buildings for economic development purposes	No	No change.
E17	E17	Farm Diversification	No	No change.
E18	E18	Best and Most Versatile Agricultural Land	No	No change.
E19	E19	Agricultural Related Development	No	No change.
H01	H01	Housing Development	No	Minor changes.
N/A	H02	Additional Site – Land at Manston Road/Shottendance Road, Margate	Yes	New policy, to be grouped with H03 to H09 for appraisal.
H02A	H03	Land on west side of Old Haine Road, Ramsgate	Yes	Update appraisal with changes made to the policy.
H02B	H04	Land fronting Nash Road and Manston Road	Yes	Update appraisal with changes made to the policy.
H02C	H05	Land fronting Park Lane, Birchington	Yes	Update appraisal with changes made to the policy.
H02D	H06	Land south of Brooke Avenue Garlinge	Yes	Update appraisal with changes made to the policy.
H02E	H07	Land at Haine Road and Spratling Street, Ramsgate	Yes	Update appraisal with changes made to the policy.
H02F	H08	Land south of Canterbury Road East, Ramsgate	Yes	Update appraisal with changes made to the policy as covered by new policy on Technical Standards.
H02G	H09	Land at Melbourne Avenue, Ramsgate	Yes	Update appraisal with changes made to the policy.
H03	H010	Cliftonville West and Margate central	No	No change.
H04	H011	Housing at Rural Settlements	No	Minor changes.
H04A	H012	Land at Tothill Street, Minster	No	No change.

Original policy number	Updated policy number	Original policy name	Is further assessment required?	Justification
H04B	H013	Land at Manor Road, St Nicholas at Wade	No	No change.
H04C	H014	Land at 71-75 Monkton Street, Monkton	No	No change.
H04D	H015	Land at Walter's Hall Farm, Monkton	No	No change.
H04E	H016	Land south side of A253, Cliffsend	No	No change.
H04F	H017	Land north of Cottington Road, Cliffsend	No	No change.
H04G	H018	Land south side of Cottington Road, Cliffsend	No	No change.
H05	H019	Rural Housing Need	No	Minor changes.
H06	H020	New agricultural dwellings	No	Minor changes.
H07	H021	Care and Supported Housing	No	No change.
H08	N/A	Accessible Homes	No	Deleted
H09	H023	Non self-contained residential accommodation	No	No change.
H10	H024	Accommodation for Gypsy and Travelling Communities	No	No change.
H11	H025	Residential use of empty property	No	No change.
H12	H026	Retention of existing housing stock	No	Minor changes.
N/A	H026	Ancillary accommodation for a family member	Yes	New policy.
N/A	GI01	Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ)	Yes	New policy.
GI01	GI02	Locally Designated Wildlife Sites	No	No change.
GI02	GI03	Regionally Important Geological Sites (RIGS)	No	No change.
GI03	N/A	Protected Species and other significant species	No	Included in Policy SP27 Biodiversity and Geodiversity Assets.
GI04	GI04	Amenity Green Space and Equipped Play Areas	No	No change.
GI05	GI05	Protection of Playing Fields and Outdoor Sports Facilities	Yes	Update appraisal with changes made to the policy.

Original policy number	Updated policy number	Original policy name	Is further assessment required?	Justification
GI06	GI06	Landscape and Green Infrastructure	Yes	Update appraisal with changes made to the policy.
GI07	GI07	Jackey Bakers	No	No change.
QD01	QD02	General Design Principles	Yes	Update appraisal with changes made to the policy.
QD02	QD03	Living Conditions	No	No change.
N/A	QD04	Technical Standards	Yes	New policy.
N/A	QD05	Accessible and Adaptable Accommodation	Yes	New policy.
QD03	QD06	Advertisements	No	No change.
QD04	QD07	Telecommunications	No	No change.
HE01	HE01	Archaeology	No	No change.
HE02	HE02	Development in Conservation Areas	No	No change.
HE03	HE03	Local Heritage Assets	Yes	Update appraisal with changes made to the policy.
HE04	HE04	Historic Parks and Gardens	No	No change.
HE05	HE05	Works to a heritage asset to address climate change	No	No change.
CC01	CC01	Fluvial and Tidal Flooding	No	Minor changes.
CC02	CC02	Surface Water Management	Yes	Update appraisal with changes made to the policy.
CC03	CC03	Coastal Development	Yes	Update appraisal with changes made to the policy.
CC04	QD01	Sustainable Design	Yes	Policy was re-written. Previously CC04, rewritten in line with latest government guidance and best practice
CC05	CC04	Renewable energy installations	Yes	Policy was re-written.
CC06	CC05	District Heating	No	No change.
C07	CC06	Solar Parks	No	No change.
CC08	CC07	Richborough	No	Minor changes.
SE01	SE01	Potentially Polluting Development	Yes	Update appraisal with changes made to the policy.
SE02	SE02	Landfill Sites and Unstable Land	No	No change.
SE03	SE03	Contaminated Land	No	Minor change.
SE04	SE04	Ground Water Protection	No	No change.

Original policy number	Updated policy number	Original policy name	Is further assessment required?	Justification
SE05	SE05	Air Quality	Yes	Update appraisal with changes made to the policy.
SE06	SE06	Noise Pollution	No	No change.
SE07	SE07	Noise Action Plan Important Areas	No	No change.
SE08	N/A	Aircraft Noise	No	Deleted.
SE09	N/A	Aircraft Noise and Residential Development	No	Deleted.
SE10	SE08	Light Pollution	Yes	Update appraisal with changes made to the policy.
CM01	CM01	Provision of New Community Facilities	Yes	Update appraisal with changes made to the policy.
CM02	CM02	Protection of Existing Community Facilities	No	Minor change.
CM03	CM03	Expansion of Margate Cemetery	No	Minor changes.
CM04	CM04	Expansion of Minster Cemetery	No	Minor changes.
TP01	TP01	Transport assessments and Travel Plans	No	No change.
TP02	TP02	Walking	No	No change.
TP03	TP03	Cycling	No	No change.
TP04	TP04	Public Transport	No	No change.
TP05	TP05	Coach Parking	No	Minor changes.
TP06	TP06	Car Parking	No	Minor changes.
TP07	TP07	Town Centre Public Car Parks	No	No change.
TP08	TP08	Freight and Service delivery	No	No change.
TP09	TP09	Car parking provision and Westwood	No	Minor changes.
TP10	TP10	Traffic Management	No	No change.

5.2 Updated policies

Based on the information provided in Table 9, Table 10 below highlights all policies that are included within this update. Detailed appraisal matrices for each policy are included in Appendix B.

Table 10: Policies appraised as part of the SA update

Original policy number	Updated policy number	Original policy name
SP02	SP02	Economic Growth
SP03	SP03	Land Allocated for Economic Development
SP05	SP05	Manston Airport
SP07	SP07	Westwood
SP08	SP08	Margate
SP09	SP09	Ramsgate
SP10	SP10	Broadstairs
SP11	SP11	Housing Provision
N/A	SP12	General Housing Policy
SP13	SP13	Strategic Housing Sites - Manston Green
SP14	SP14	Strategic Housing Sites at Birchington
SP15	SP15	Strategic Housing Sites at Westgate-on-Sea
SP16	SP16	Westwood Strategic Housing Sites
New Policy 01	SP18	Land at Manston Court Road/Haine Road
SP19	SP20	Affordable Housing
SP22	SP23	Protection and Enhancement of Thanet's Historic Landscape
SP23	SP24	Green Infrastructure
N/A	SP26	Strategic Access Management and Monitoring Plan (SAMM)
N/A	SP27	Biodiversity and Geodiversity Assets
SP24	SP28	Biodiversity Enhancements
SP25	SP25	Protection of European, SSSI and National Nature Reserves
N/A	SP30	Local Green Space
SP27	SP31	Provision of Accessible nature and Semi Natural Green Space, Parks Gardens and Recreation Grounds
N/A	SP32	Allotments
SP29	SP34	Conservation and Enhancement of Thanet's Historic Environment
SP30	SP35	Climate Change
N/A	SP37	QEQM Hospital Margate
N/A	SP38	Name? (Westwood Medical Centre)
SP39	SP44	New Rail Station
E07	E07	Serviced Tourist Accommodation
E14	E14	Quex Park
E15	E15	New build development for economic development purposes in the rural area

Original policy number	Updated policy number	Original policy name
N/A	H02	Additional Site – Land at Manston Road/Shottendance Road, Margate
H02A	H03	Land on west side of Old Haine Road, Ramsgate
H02B	H04	Land fronting Nash Road and Manston Road
H02C	H05	Land fronting Park Lane, Birchington
H02D	H06	Land south of Brooke Avenue Garlinge
H02E	H07	Land at Haine Road and Spratling Street, Ramsgate
H02F	H08	Land south of Canterbury Road East, Ramsgate
H02G	H09	Land at Melbourne Avenue, Ramsgate
N/A	H027	Ancillary accommodation for a family member
N/A	GI01	Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ)
GI05	GI05	Protection of Playing Fields and Outdoor Sports Facilities
GI06	GI06	Landscape and Green Infrastructure
QD01	QD02	General Design Principles
N/A	QD04	Technical Standards
N/A	QD05	Accessible and Adaptable Accommodation
HE03	HE03	Local Heritage Assets
CC02	CC02	Surface Water Management
CC03	CC03	Coastal Development
CC04	QD01	Sustainable Design
CC05	CC04	Renewable energy installations
SE01	SE01	Potentially Polluting Development
SE05	SE05	Air Quality
SE10	SE08	Light Pollution
CM01	CM01	Provision of New Community Facilities

5.3 Policy appraisal update

The policies screened in for re-appraisal (listed in section 5.2) were appraised using the same methodology used for previous iterations of the SA (see Appendix A). Summaries of these appraisals are provide below.

Policy SP02 – Economic Growth
The proposed policy has no significant negative effects and provides a number of opportunities yield of 5,000 jobs. Notwithstanding the above comments, any potential negative significant effects could be mitigated, either by other Local Plan policies and the site allocation assessment process. 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.

Policy SP03 – Land allocated for Economic Development
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. With regards to the HRA there are no likely significant effects.

Policy SP05 – Manston Airport
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 the 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. The outcome of the HRA has not considered this policy though this will be addressed in due course.

Policy SP07 – Westwood
The proposed policy has potential to have positive and negative effects depending on the location of development and its relationship with the receiving environment. The proposed policy would primarily deliver these benefits at the Town Centres. Where potentially adverse effects have been predicted it is anticipated that they can be mitigated either by ensuring that development management policies are provided that counter or avoid adverse effects and/or by meeting the requirements of the NPPF. With regards to the HRA there are no likely significant effects.

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 factors, with local character and history preserved throughout. 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 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, 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. 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>
<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. 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.</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. 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. With regards to the HRA there are no likely significant effects.</p>
<p>Policy SP12 – General Housing Policy</p>

<p>The promotion of the proposed policy is beneficial in terms of the housing objective as it supports mix dwellings, accessible and affordable residential development. It also has a positive effect on the water, limiting the flood risk and reducing pollution by connecting to the existing sewerage system. However, the impact of this policy on public safety and on the character of an area is unclear has there if no information about the design.</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 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. 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>
<p>Policy SP14 – Strategic Housing Sites 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. 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>
<p>Policy SP15 – Strategic Housing Sites 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</p>

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. 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.

Policy SP16 – Westwood Strategic Housing Sites

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. 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.

SP18 - Land at Manston Court Road/Haine Road (former policy number New Policy 01)

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

Policy SP20 – Affordable Housing (former policy number SP19)

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. With regards to the HRA there are no likely significant effects.

Policy SP23 – Landscape Character Areas (former policy number SP22)

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. With regards to the HRA there are no likely significant effects.

Policy SP24 – Green Infrastructure (former policy number SP23)

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. With regards to the HRA there are no likely significant effects.

Policy SP26 – Strategic Access Management and Monitoring Plan

By conserving, enhancing and managing the biodiversity and geodiversity assets, this policy will have positive effects on the biodiversity, natural environment and community objectives. In the absence of this policy is it likely adverse effects would occur on the biodiversity; however the policy suggests that an ecological assessment will be required to assess the impact of a proposed development on species and habitats. With regards to the HRA there are no likely significant effects.

Policy SP28 – Biodiversity Opportunity Areas (former policy number SP24)

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. With regards to the HRA there are no likely significant effects.

Policy SP25 – Protection of International and European Designated Sites

The proposed policy is largely a reflection of existing legislation and will yield the most substantial environmental protection and sustainability. The protection to the highest level of sites of international nature conservation importance will be especially beneficial to the natural environment and biodiversity objectives. 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. 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 SP31, in addition to SP24, as the requirements in both policies instil the principle of enhancement and protection of the natural environment.

Policy SP30 – Local Green Space

This policy will have positive effects on the biodiversity and the natural environment, public safety and redevelopment objectives. It will also contribute to creating vibrant communities. In the absence of this policy, it is likely the biodiversity would be impacted negatively, as development would occur in greenspaces without implementing measures to enhance or protect the greenspaces. It would also have a negative impact on the natural environment and the communities as the amount of greenspaces would become limited.

<p>Policy SP31 – Provision of Accessible nature and Semi Natural Green Space, Parks Gardens and Recreation Grounds (former policy number SP27)</p> <p>The proposed policy seeks to promote an environmental aspect and as such commonly yield positivity on a number of the sustainability objectives. With regards to the HRA, The policy encourages the integration of green spaces with existing greenspace, green wedges and/or the wider countryside and public rights of way network.</p>
<p>Policy SP32 – Allotments</p> <p>This policy will have a positive effect on the community objective as it will protect the allotments, or relocate them if development needs to occur.</p>
<p>Policy SP34 – Conservation and Enhancement of Thanet’s Historic Environment (former policy number SP29)</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. The policy will also have a positive effect on the protection of the historic environment. With regards to the HRA there are no likely significant effects.</p>
<p>Policy SP35 – Climate Change (former policy number SP30)</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. The policy will result in positive effects towards biodiversity. With regards to the HRA there are no likely significant effects.</p>
<p>Policy SP37 – QEQM Hospital Margate</p> <p>This policy will have positive effects on the provision of healthcare, including vulnerable groups, as it supports the extension to QEQM Hospital. It will also benefit the sustainability and transport objective as it will promote the green transport strategy. With regards to the HRA there are no likely significant effects.</p>
<p>Policy E38 – Westwood Medical Centre</p> <p>This policy will have positive effects on the provision of healthcare, including vulnerable groups, as it supports the provision of a new medical centre. With regards to the HRA there are no likely significant effects.</p>
<p>Policy SP44 – New Railway Station (former policy number SP39)</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. With regards to the HRA there are no likely significant effects.</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. With regards to the HRA there are no likely significant effects.</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. With regards to the HRA there are no likely significant effects.</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 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’. With regards to the HRA there are no likely significant effects.</p>
<p>Policy H02 – Additional Site – Land at Manston Road/Shottendance Road, Margate</p> <p>Policy H03 – Land on west side of Old Haine Road, Ramsgate (former policy number H02A)</p> <p>Policy H04 – Land fronting Nash Road and Manston Road (former policy number H02B)</p> <p>Policy H05 – Land fronting Park Lane, Birchington (former policy number H02C)</p> <p>Policy H06 – Land south of Brooke Avenue Garlinge (former policy number H02D)</p> <p>Policy H07 – land at Haine Road and Spratling Street, Ramsgate (former policy number H02E)</p> <p>Policy H08 – Land south of Canterbury Road East, Ramsgate (former policy number H02F)</p> <p>Policy H09 - Land at Melbourne Avenue, Ramsgate (former policy number H02G)</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,</p>

<p>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. With regards to the HRA, polices H02, H05 and H09 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>
<p>Policy H026 – Ancillary accommodation for a family member This proposed policy would benefit objectives relating to healthcare services and vulnerable groups. Whilst it does not directly increase access to facilities or services, it allows more vulnerable groups to live close to relatives but maintain some degree of independence.</p>
<p>Policy GI01 – Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ) Adoption of the GI01 policy would undoubtedly enhance the conservation, protection, and enhancement of the designated sites of ecological and geological value (SSSI’s, MCZ’s, and NNR’s); and benefit protected, rare and scarce species. It is unclear whether the absence of the policy would significantly impact upon the area or not due to existing legislation; however, the implementation of the policy will reinforce the need for sustainable development and ecological conservation. The strategy, where harmoniously and interactively integrated with the human population, will also seek to enhance the vibrancy of the community. There are many positive impacts for the HRA and these should be considered in policy planning. With regards to the HRA there are no likely significant effects.</p>
<p>Policy GI05 – Protection of Playing Fields and Outdoor Sports Facilities Adoption of the proposed policy would be beneficial as it could help provide social benefits through preserving recreational facilities. Similarly the policy could preserve the associated health benefits of active recreation on the protected areas by encouraging and preserving exercise spaces. A no policy option would not actively support the aims of several objectives regularly yielding neutral impacts in comparison to the significant social benefits of the proposed policy.</p>
<p>Policy GI06 – Landscape and Green Infrastructure The proposed policy has the potential to positive impact on this objective by delivering new development that includes adequate open space, landscaping and provision of wildlife habitats. It will also contribute in retaining historic features.</p>
<p>Policy QD02 – General Design Principles (former policy number QD01) Overall the proposed policy does not affect many of the SA objectives. The policy will most likely result in permanent direct positive effects. The policy may negatively impact the residents of new accommodation developments by setting limits on their water usage. However, the internal space minimum may increase the standards of residential accommodation. The proposed policy will most likely reduce water consumption in the area and increase the sustainability of water supplies. With regards to the HRA there are no likely significant effects.</p>
<p>Policy QD05 – Accessible and Adaptable Accommodation Overall the proposed policy does not affect many of the SA objectives. The policy will most likely result in positive effects to residents and developers, as adaptable and accessible accommodation will provide for all demographics. The policy is mostly relevant in the long term, as the aspiration is to be a sustainable housing initiative. If the policy is not introduced, significant negative effects may</p>

<p>occur. Including developments which are not fit for purpose and wheelchair users without accommodation. With regards to the HRA there are no likely significant effects.</p>
<p>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. With regards to the HRA there are no likely significant effects.</p>
<p>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. With regards to the HRA there are no likely significant effects. Approval for the design and long term maintenance of SuDS will be required prior to development being permitted.</p>
<p>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. The policy will contribute positively to the coastal biodiversity. 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>
<p>Policy QD01 – Sustainable Design Overall the proposed policy does not affect a significant proportion of the SA objectives. The policy could result in the restriction on new buildings and housing developments by introducing measures to re-use existing buildings and designing buildings for a wide-range of possible uses. However, the proposed minimised land-use could allow for a greater number of developments and investment to be supplied to the area. The proposed policy will most likely reduce the energy consumption and related pollutants in the area and reduce strain on transport systems by the design of cycling and walking opportunities. With regards to the HRA there are no likely significant effects.</p>
<p>Policy CC04 – Renewable energy (former policy number CC05) The proposed policy explicitly states a presumption in favour of renewable technologies within developments, assuming that there are no detrimental impacts, including visual effects, natural</p>

environment and biodiversity, and historic environment. 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. With regards to the HRA there are no likely significant effects.

Policy SE01 – Potentially Polluting Development

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

Policy SE05 – Air Quality

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

Policy SE08 – Light Pollution (former policy number SE10)

The policy supports objectives to conserve the character of the areas townscape and landscape as well as biodiversity and heritage assets by minimising the potential impacts of light spillage and pollution. Minimising light pollution will also contribute in conserving energy. 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. With regards to the HRA there are no likely significant effects.

Appendix A

SA Framework

A1 Extract from Revised Preferred Options SA (December 2016) – the SA Framework

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
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need.	<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.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<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>
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><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.
4. To increase public safety and reduce crime and fear of crime.	<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>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p><i>NPPF – Headline principle</i> 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.

Appendix B

Policy Appraisal Updates

B1 Policy Appraisal Matrices

Policy 1: 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 District to support priority regeneration areas.	Permanent. Indirect. LT + The proposed policy is strategic rather than spatial therefore they do not direct employment growth to areas of deprivation. However, by setting a target for growth the Local Plan has an opportunity to influence this growth.	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. 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.
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 ?	Neutral. 0 A no policy option would not alter the status quo.	There are no likely significant effects on the sustainable pattern of development.	Consideration should be given to amending this policy so as to state

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 how development occurs. However, because the proposed policy is spatial the significance of the effects cannot be predicted.		However, the policy could provide for greater environmental protection.	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	-
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	Permanent. Direct, Indirect. ST/LT ?	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)

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
challenges associated with climate change.	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.			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. Indirect. ST/LT ? The proposed policy has the potential to have both a positive and negative effect depending on development occurs. The policy suggests that development should enhance the rural economy subject to protecting natural environments. This could contribute to protecting the biodiversity, however it is unclear how this would be achieved.	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 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	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. 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.

Summary
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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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.				

Policy 2: 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.
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	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	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	NA	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
the opportunity to secure appropriate paid employment.	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.	this option might result in other development that contributes towards the economic growth of the District so an 'uncertain effect is predicted'.		
8. To ensure the sustainable development of the proposed economic growth and encourage 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 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 ?		NA	Any development that could impact on the AQMA would require relevant

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.			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. In addition to this, the policy suggests that development proposals will have to be accompanied by a transport assessment and travel plan in accordance with Policy TP01.
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. In addition to this, the policy suggests that development proposals will have to be accompanied by a transport assessment and travel plan in accordance with Policy TP01.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent. Indirect. ST -/? 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).
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.

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
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 3: 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.	Unknown ? A no policy option would require housing proposed at the Former 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	Permanent. Direct. ST/LT + Adoption of the proposed policy requires the provision of a Doctors Surgery, ensuring the new development would	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the		The proposed policy has the potential to significantly affect the status quo by increasing the population covered by individual healthcare facilities. The

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
healthcare facilities for all sectors of society.	have adequate and appropriate access to healthcare facilities.	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.		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 the Former Airport site 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.		N/A
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 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.	Neutral. 0 A no policy option would not alter the status quo.		A no policy option would allow current practices to ensue and thus would not impact the objective in either a positive or negative manner. However adoption of the policy would actively seek to enhance the local sense of place and community feel within the district by ensuring developments are designed in an appropriate manner.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent. Direct. ST/LT+/? The proposed policy would allow the Former 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.		-A business plan to demonstrate how the employment will be delivered and how it relates to Manston Business Park will be prepared.
8. To ensure the sustainable development of the proposed economic growth and encourage	Unknown ?	Neutral. 0 A no policy option would not alter the status quo.		-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
industrial and employment development at key sites within the District to support priority regeneration areas.	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.			
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 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 Former Airport site 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. A travel plan to include a public transport strategy linking the site to existing services will be prepared. Key routes for traffic-calming measures will also be identified.
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 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.		Landscape and Visual Impact Assessment will be prepared, to address the visual sensitivity of the site and will include information on how the new built development will be designed to minimise the visual impact. 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 preparing a design and heritage statement which will include undertaking a pre-design archaeological assessment taking account of presence of significant and sensitive remains. Undertaking these measures would help identify issues and mitigate negative effects.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 Former Airport site 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. A travel plan to include a public transport strategy linking the site to existing services will be prepared. Key routes for traffic-calming measures will also be identified.
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	N Permanent. Direct. LT + This policy suggests the development proposal will have to demonstrate contributions to the comprehensive masterplan for the whole site. This will include how the requirements of the Transport Strategy will be met (including the upgrade of Manston Court Road and improvements to Spitfire junction) and describe 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).	Temporary/Permanent. Indirect. ST/LT - The potential increase in the number of residents in the area is likely to adversely impact transport links.		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. A travel plan to include a public transport strategy linking the site to existing services will be prepared. Key routes for traffic-calming measures will also be identified.
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 SP35 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.		-
20. To conserve and enhance biodiversity.	Unknown ? This policy supports a significant residential development at the Former Airport site. The impact of this policy on the biodiversity is unclear as the policy does not mention the protection or enhancement of biodiversity and/or greenspaces, which could provide habitat for the biodiversity. At the same time, as the development would occur at the Former Airport site, it is likely the presence of biodiversity is already limited.	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.		A surface water management/sustainable drainage schemes that will not contaminate groundwater sources will be prepared. The schemes will also describe proposed initiatives that will improve the condition of the groundwater.
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 SP35 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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<p>ASummary</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 the 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 4: 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 people and reduce the level of deprivation identified across the wards.	Permanent. Indirect. ST/LT -/? The effects of the proposed policy are potentially negative because if this policy was implemented in isolation it would concentrate development in an area that could be difficult to access by people further away.	Neutral. 0 A no policy option would not alter the status quo.	NA	-
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	Permanent. Direct. ST/LT ? Depending on the sites that are allocated, the proposed policy has the potential for both positive and negative	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
of materials from buildings, and encourage urban renaissance.	effects. Because they could result in the development of both PDL and greenfield sites. Therefore an uncertain effect is predicted.			
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	-
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.	Neutral. 0 A no policy option would not alter the status quo.	NA	New development should seek to improve pedestrian connectivity.
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	Permanent. Direct. Indirect. ST/LT -/?	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.

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
challenges associated with climate change.	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.			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 ? The proposed policy has the potential to have both a positive and negative effect depending on which sites at Westwood are brought forward for development. However it is noted that none of the sites are predicted as being likely to have a significant effect on an internationally designated site.	Neutral. 0 A no policy option would not alter the status quo.	NA	-
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 5: 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 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.		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 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	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	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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
District to support priority regeneration areas.	the region as will the development of an amusement park and enhancing transport links; all of which will help create sustainable 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	-
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	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	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	protect such assets and so positive effects would still ensue due to their legal protection.	level regarding the management of air pollution (Clean Air Act)		
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Direct. ST/LT+ With policy adoption seeking to enhance the local area and redevelop it into a primary tourist hotspot, an increase in transport provisions is inevitable to allow ease of access. The policy seeks to develop a new road, which will enhance opportunities for the growth of public transport. As such access to Margate improves thus access to employment is eased. The effects are only minor as the Policy will only directly affect Margate.	Permanent. Direct LT -/? A lack of policy support could allow developments to be granted permission without the consideration for the impacts upon local transport services. As such new developments could saturate and stress current facilities and services leading to a decline in the quality of service.	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+ 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.	All development will have to comply with policies relating to the Protection of International and European Designated Sites and associated Mitigation Strategy. 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
Summary				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<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 6: 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	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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	which would increase recreational opportunities. Similarly the redevelopment scheme would enhance local appeal and create a sense of pride.		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 1200m ² for retail floor space will also enhance employment opportunities.	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.	-
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.	-

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+ 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.	-
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	Permanent. Direct. ST/LT+	Neutral. 0 A no policy option would not alter the status quo.	The regeneration and development of Ramsgate would inevitably lead to	With respect to the potential for impacts on the Thanet Coast and

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with development management policies and NPPF.	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.		potential impacts on Thanet Coast and Sandwich Bay SPA. Effective implementation of development management policies should be sufficient in preventing incidental significant effects.	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+ Adoption of a no policy scenario would yield positive effects as existing legislation is already in place to protect biodiversity and natural assets across the UK. Similarly it would not actively support developments at or close to sensitive environmental assets.	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. Where habitat destruction is inevitable the creation of alternative habitats should be mandatory. All development will have to comply with policies relating to the Protection of International and European Designated Sites and associated Mitigation Strategy. 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 7: 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	Neutral. 0		N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
mix of types and tenures to reflect demand and need.	A no policy option would not alter the status quo.			
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral. 0 Neither policy adoption nor rejection will result in the addition or removal of healthcare provisions for the local society. As the area is already well established provisions are likely to already exist.		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. However the impacts are questionable as the area is already largely developed and will most likely have sufficient provisions regarding crime reduction.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
			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	-
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	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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	impacts are only minor as Broadstairs is a small town in relation to the wider Thanet area.		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 +/- 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.	All development will have to comply with policies relating to the Protection of International and European Designated Sites and associated Mitigation Strategy. 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	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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	the potential to pollute the local water courses through increased local activity leading to surface run off of contaminants or even litter for example.			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> <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, the policy should cross-refer to Policy SP25 and the SPA mitigation strategy.</p>				

Policy 8: 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	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.

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
'sense of place' and individual contribution is valued.				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. 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	- The policy suggests creating a sustainable new settlement incorporating appropriate mitigation measures to ensure its sustainability.
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.

SA Objective	Proposed Policy	No policy ⁴⁷	HRA implications	Mitigation and enhancement measures
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 access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent. Indirect LT +/-? 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.	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.	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).
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.

SA Objective	Proposed Policy	No policy ⁴⁷	HRA implications	Mitigation and enhancement measures
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.
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 9: Policy SP12 – General Housing 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. LT ++ The policy suggests the provision of an appropriate mix of dwellings, affordable houses and accessible homes. While there is no target for the delivery of affordable houses, this policy would contribute positively towards the housing demand.	Unknown ? In the absence of this policy it is unclear if the provision of housing would be diverse, affordable or accessible.	N/A	O-
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Permanent. Direct. ST/LT + This policy supports the provision of community facilities, which are likely to include healthcare facilities.	Permanent. Indirect. ST/LT -/? Depending on the number of new residential developments, this policy could have an adverse effect on this objective as the access to the existing healthcare facilities could become limited.	N/A	A Statement of Social Impacts will be required for developments of 50 or more dwellings. This Statement will address the needs for community facilities.
3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare dependant workers with skills necessary to ensure year round employment.	Permanent. Direct. ST/LT + This policy supports the provision of community facilities, which are likely to include educational facilities.	Permanent. Indirect. ST/LT -/? Depending on the number of new residential developments, this policy could have an adverse effect on this objective as the access to the existing educational facilities could become limited.	N/A	A Statement of Social Impacts will be required for developments of 50 or more dwellings. This Statement will address the needs for community facilities.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
4. To increase public safety and reduce crime and fear of crime.	Unknown ? While this policy promotes residential development, there is no indication of the design or safety features that would be implemented.	Neutral. 0 A no policy option would not alter the status quo.	N/A	Policy likely to be reinforced by Local Plan design policies.
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 + This policy will contribute towards the provision of an appropriate mix of dwellings and associated community facilities. This policy will have a positive effect on the community.	Neutral. 0 A no policy option would not alter the status quo.	N/A	A Statement of Social Impacts will be required for developments of 50 or more dwellings. This Statement will address the needs for community facilities.
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.	Unknown ? While this policy promotes residential development, the impact on the landscape character is unclear, as no details of design considerations are provided.	Permanent. Indirect. ST/LT - Depending on the number of new residential developments and the designs used, this policy could have a negative effect on the character of an area.	N/A	Policy likely to be reinforced by Local Plan design policies.
513. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT +/-? This policy suggests cumulative impacts of the site allocations and highways infrastructure on heritage assets and archaeological resources will be assessed. This should contribute in protecting historic assets.	Permanent. Indirect. ST/LT - In the absence of this policy, development could have an adverse effect on historic assets.	N/A	A Heritage Impact Assessment will be required at the masterplanning stage.
14. To improve air quality in areas where air quality (pollutant) levels exceed national standards.	Permanent. Indirect. ST/LT - This policy include the provision of parking spaces in communal area. This is likely to encourage residents to use a car and therefore have an adverse effect on the local air quality.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
15.	N/A	N/A	N/A	N/A
16. To develop key sustainable transport links between Thanet and the wider Kent district and beyond, including road, rail and air.	Unknown ? The policy includes the provision of one electric car charging point for every 10 parking spaces or one charging point to be provided for every dwelling with parking provision within its curtilage. While this could encourage the use of a more sustainable mode of transport (i.e. electric car), the impact on the residents' behaviour is unclear.	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. Indirect. ST/LT + The policy will ensure residential development allow for future access to the existing water supply infrastructure for maintenance and upsizing purposes which will contribute to reduce flood risk.	Neutral. 0 A no policy option would not alter the status quo.		-
20. To conserve and enhance biodiversity.	Permanent. Direct ST/LT ++ This policy suggests development proposals will need to provide an assessment of the sites functionality as a roosting or feeding habitat for wintering and breeding	Permanent. Indirect. ST/LT - In the absence of this policy, development could occur in areas of roosting or feeding habitat, which would have an	N/A	All development must comply with policies relating to the Protection of International and European Designated Sites and associated mitigation strategy.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	birds cited in the Special Protection Area, which will contribute to the protection of the local biodiversity.	adverse impact on the wintering and breeding bird populations.		
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites.	Permanent. Indirect. ST/LT + The policy will ensure residential development provide a connection to the sewerage system which will help protecting the water resources.	Neutral. 0 A no policy option would not alter the status quo.		-
22. and 23	N/A		N/A	N/A
<p>Summary</p> <p>The promotion of the proposed policy is beneficial in terms of the housing objective as it supports mix dwellings, accessible and affordable residential development. It also has a positive effect on the water, limiting the flood risk and reducing pollution by connecting to the existing sewerage system. However, the impact of this policy on public safety and on the character of an area is unclear has there if no information about the design.</p>				

Policy 10: 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.	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 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

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 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.
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	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	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.			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 SP35 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.	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.	See Policy SP12: It includes an assessment of the sites functionality as a roosting or feeding habitat for wintering and breeding birds cited in the Special protection Area, and

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				provide mitigation where necessary. This was originally part of this policy.
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 SP35 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 11: 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.	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				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 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	
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	Temporary/Permanent Direct ST/LT +	Development of housing sites at Birchington ensuring a sustainable pattern are achievable without significant effects on designated sites,	It would be important for a future masterplanning process for this site to consider how development, particularly

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	development patterns as the proposed policy advocates development adjacent to the existing settlement, whilst maintaining green edges.	By limiting development in this location, separation of settlements is maintained, which might help focus development in previously developed areas.	assuming the implementation of Policy SP25 and the SPA mitigation strategy.	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.
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.

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 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 SP35 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.	See Policy SP12: It includes an assessment of the sites functionality as a roosting or feeding habitat for wintering and breeding birds cited in the Special protection Area, and provide mitigation where necessary. This was originally part of this policy.
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 SP35 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	Unknown ?	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
generated from renewable sources in the area.	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.			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 12: 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.	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 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	Unknown ?	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
deprivation identified across the wards.	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.			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 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 Westgate-on-Sea 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.
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.

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.	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 SP35 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 Westgate-on-Sea are achievable without significant effects on designated sites, assuming the implementation of 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 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.	See Policy SP12: It includes an assessment of the sites functionality as a roosting or feeding habitat for wintering and breeding birds cited in the Special protection Area, and provide mitigation where necessary. This was originally part of this policy.
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 SP35 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. 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 13: 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.	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 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	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	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. 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	Permanent Direct ST/LT +	Neutral 0	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 provision of a highway improvements including road widening and link roads will help alleviate the pressures of additional traffic on the local transport network.	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.	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 SP35 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.	See Policy SP12: It includes an assessment of the sites functionality as a roosting or feeding habitat for wintering and breeding birds cited in the Special protection Area, and provide mitigation where necessary. This was originally part of this policy.
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 SP35 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 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 14: Policy SP18 - Land at Manston Court Road/Haine Road (former policy number New Policy 01)

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 ++ he proposed policy inherently provides for additional housing within the District, by proposing up to 700 new dwellings on site at a density of 30 dwellings per hectare net.	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	Unknown ? The effects on existing community facilities cannot be assessed and are therefore unknown at this stage as effects	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
deprivation identified across the wards.	will depend upon the housing mix and tenure. However the policy does provide for a minimum of 9ha of open space to be provided.			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 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.		-
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.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
				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.		-
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 SP35 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 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 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 SP35 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.
Summary The promotion of the proposed policy is beneficial in terms of socio-economic objectives as there is a clear contribution to the District's housing supply. 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				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
<p>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 15: Policy SP20 – Affordable Housing (former policy number SP19)

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 at least 30% of the dwellings as affordable housing, of which 17% will be Starter Homes, 18% Affordable Rent and 65% Social Rent. 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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 of materials from buildings, and encourage urban renaissance.	Permanent LT + Mix of development will continue to include affordable housing, in line with local needs. Questions exist over whether this is enough. 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	-
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 16: Policy SP23 – Landscape Character Areas (former policy number SP22)

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 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	A detailed Landscape Character Assessment will be prepared.
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 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	A detailed Landscape Character Assessment will be prepared.
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. The policy also suggests that all development should seek to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea.	NNeutral. 0 A no policy option would not alter the status quo.	N/A	A detailed Landscape Character Assessment will be prepared.
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	A detailed Landscape Character Assessment will be prepared.
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 17: Policy SP24 – Green Infrastructure (former policy number SP23)

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 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	-
7. and 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 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. The policy also suggests developments should make a positive contribution to the green infrastructure network by following the relevant landscape character assessment guidelines.	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. The policy also suggests developments should make a positive contribution to the green infrastructure network by following the relevant landscape character assessment guidelines.	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 18: Policy SP26 – Strategic Access Management and Monitoring Plan

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
11. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need.	Unknown? This policy suggests that all new residential development proposals will be required to comply with the Strategic Access Management and Monitoring Strategy (SAMM). It is not clear what the impact on housing will be; it could potentially have an adverse effect on the viability of housing development.	Neutral. 0 A no policy option would not alter the status quo.	N	N
2. to 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 has the potential to positively impact objectives relating to sustainable development by ensuring developments do not undermine the viability of protected	Permanent Indirect LT - This proposed policy ensures the protection of designated sites and without it, the viability of these could be threatened and development prioritised over protection.	The development of a tariff ensures development continues but also positively contributes to the management of local natural resources	Ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
development at key sites within the District to support priority regeneration areas.	sites. This policy does not discourage housing developments in absolute terms, but ensures that all new developments make a positive contribution to the management of local designated sites which provide environmental, social and economic benefits for the local area.			
9. To protect and enhance the areas natural landscape, semi-natural landscape and street scene to support the tourist economy.	Permanent. Direct. ST/LT +/O The proposed policy has the potential to positively impact objectives relating specifically to the natural environment as it ensures the protection of designated sites. However, this policy identifies the negative impacts recreational activities can have, and proposes measures such as limiting access as a means to protect the sites. This would therefore not offer support to the tourist economy.	Permanent Indirect LT - This proposed policy identifies the impact recreational activities, such as dog walking, are having on designated sites. Without this policy the SAMM could not be effectively implemented to ensure the protection and management of these natural environments. New developments would continue to increase the local population and put further pressure on these already vulnerable environments.	This Policy ensures the protection and management of designated sites, resulting in significant positive effects on biodiversity.	Ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats.
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/Direct. ST/LT + The proposed policy has the potential to positively impact built environment objectives. It promotes the reuse of buildings but does not prohibit development, instead using a tariff to ensure new development contributes positively to the management of these areas.	Permanent Indirect LT - This proposed policy ensures the protection of designated sites and without it, the viability of these could be threatened and development prioritised over protection.	The development of a tariff ensures development continues but also positively contributes to the management of local natural resources	Ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats.
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/Direct. ST/LT + The proposed policy has the potential to enhance the conservation and character of the local landscape by protecting designated sites which form an important part of the wider landscape.	Permanent Indirect LT - This proposed policy ensures the protection of designated sites and without it, the viability of these could be threatened and development prioritised over protection.	This Policy ensures the protection and management of designated sites, resulting in significant positive effects on biodiversity.	Ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. LT ? Unknown ? The proposed policy could have wider benefits to historic and cultural assets which can fall within these areas. This would ensure these features are protected in their natural setting.	Permanent. Indirect. LT ? Unknown ? Without this policy, the protection of historical assets which fall within natural settings may be threatened by over development.	This Policy ensures the protection and management of designated sites, resulting in significant positive effects on biodiversity.	Mitigating measures should include house building policy which seeks to minimise adverse affects on historic sites and assets.
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. Indirect/Direct. ST/LT + Local natural sites can act as important interceptors to flood waters and storage locations to reduce flood risk. Protection of these are therefore deemed beneficial.	Neutral 0 Without this policy, the protection of sites that can intercept and store flood water would not be ensured and local flood risk could be exacerbated.	This Policy ensures the protection and management of designated sites, resulting in significant positive effects on biodiversity.	
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ++ The proposed policy has the potential to positively impact biodiversity objectives by ensuring developments do not undermine the viability of natural sites. This policy does not discourage housing developments, but ensures that all new developments make a positive contribution to the management of local designated sites which provide environmental, social and economic benefits for the local area.	Permanent Indirect LT - This proposed policy ensures the protection of designated sites and without it, the viability of these could be threatened and development prioritised over protection.	The development of a tariff ensures development continues but also positively contributes to the management of local natural resources. This Policy ensures the protection and management of designated sites, resulting in significant positive effects on biodiversity.	Ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats.

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 ++ This proposed policy has the potential to positively impact water resources which are designated sites, or fall within designated sites. This policy does not discourage housing developments, but ensures that they make a positive contribution to the management of local sites and the biodiversity within.	Permanent Indirect LT - This proposed policy ensures the protection of designated sites and without it, the viability of the aquatic environment within them could be threatened and development prioritised over protection.	This Policy ensures the protection and management of designated sites, resulting in significant positive effects on biodiversity.	Ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats.
22. and 23	N/A	N/A	N/A	
<p>Summary</p> <p>This proposed policy would likely have positive impacts on objectives relating to the protection of biodiversity assets. Water resources and heritage assets that fall within designated sites would also benefit from the protection this policy affords. This policy does not prohibit development, but rather ensures that it positively contributes to the protection of the local environment.</p>				

Policy 19: Policy SP27 – Biodiversity and Geodiversity Assets

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 5	N/A	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 + This policy supports the conservation, enhancement and management of biodiversity and geodiversity assets, including restore/enhance existing habitats, create wildlife habitats where appropriate, create linkages between sites and enhance significant features of nature conservation value on development sites. This policy will contribute positively to the community.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
7. and 8	N/A	N/A	N/A	N/A
9. To protect and enhance the areas natural landscape, semi-natural landscape and street scene to support the tourist economy.	Permanent. Direct. ST/LT + One of the aims of this policy is to create linkages between sites to create local and regional ecological networks. This will enhance the natural landscape.	Neutral. 0 A no policy option would not alter the status quo.	This policy could result in positive effects on biodiversity.	-
10. to 19	N/A	N/A	N/A	N/A
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT ++ This policy supports the conservation, enhancement and management of biodiversity and geodiversity assets. More specifically, development proposals will have to restore/enhance existing habitats, create wildlife habitats where appropriate, create linkages between sites and enhance significant features of nature conservation value on development sites.	Permanent. Indirect. ST/LT - - In the absence of this policy, development could occur without consideration of the biodiversity, which would have a negative impact on this objective.	This policy could result in significant positive effects on biodiversity.	Ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats.
21. to 23	N/A	N/A	N/A	N/A
<p>Summary</p> <p>By conserving, enhancing and managing the biodiversity and geodiversity assets, this policy will have positive effects on the biodiversity, natural environment and community objectives. In the absence of this policy is it likely adverse effects would occur on the biodiversity, however the policy suggests that an ecological assessment will be required to assess the impact of a proposed development on species and habitats.</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 20: Policy SP28 – Biodiversity Opportunity Areas (former policy number SP24)

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. Improving public areas and the green areas will increase the likelihood of tourism.	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
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 apposite 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, suggesting proposals should enhance, maintain and protect the identified Biodiversity Opportunity Areas, especially when proposals increase the biodiversity value of the site.	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 21: Policy SP25 – Protection of International and European Designated 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 + The proposed policy is likely to have a positive contribution towards this objective by protecting features that contribute to the character of the area. It also supports 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.	Proposals likely to have a significant effect on an SPA, SAC or Ramsar site, either alone or in combination, will be required to undergo appropriate assessment as per the Conservation of Habitats and Species Regulations 2010 (as amended). Where possible, applicants should incorporate measures to avoid or mitigate any adverse impacts. This policy should cross-refer to policies SP24 and SP31.
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. LT ++ The proposed policy would help to maintain areas of nature conservation importance, which would aid in the conservation of wider coastal and rural landscapes.	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 strengthened to ensure importance of the quantum of development affecting designated sites is considered.	Proposals likely to have a significant effect on an SPA, SAC or Ramsar site, either alone or in combination, will be required to undergo appropriate assessment as per the Conservation of Habitats and Species Regulations 2010 (as amended). Where possible, applicants should incorporate measures to avoid or mitigate any adverse impacts. This policy should cross-refer to policies SP24 and SP31.
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, coastal and fluvial flood risk. However it could be strengthened to ensure importance of the quantum of development affecting designated sites is considered.	Proposals likely to have a significant effect on an SPA, SAC or Ramsar site, either alone or in combination, will be required to undergo appropriate assessment as per the Conservation of Habitats and Species Regulations 2010 (as amended). Where possible, applicants should incorporate measures to avoid or mitigate any adverse impacts. This policy should cross-refer to policies SP24 and SP31.
20. To conserve and enhance biodiversity.	Permanent. Direct. LT ++ The proposed policy is inherently supportive of this objective. The policy supports the highest level of protection for sites of international nature conservation importance. This will have positive effects on biodiversity.	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.	Proposals likely to have a significant effect on an SPA, SAC or Ramsar site, either alone or in combination, will be required to undergo appropriate assessment as per the Conservation of Habitats and Species Regulations 2010 (as amended). Where possible, applicants should incorporate measures to avoid or mitigate any adverse impacts. This policy should cross-refer to policies SP24 and SP31.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 to the highest level of sites of international nature conservation importance will be especially beneficial to the natural environment and biodiversity objectives. 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 SP31, in addition to SP24, as the requirements in both policies instil the principle of enhancement and protection of the natural environment.</p>				

Policy 22: Policy SP30 – Local Green Space

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 3	N/A	N/A	N/A	N/A
4. To increase public safety and reduce crime and fear of crime.	Permanent. Indirect. ST/LT + This policy suggests that development on the identified Local Green Spaces will be allowed if it is essential for public safety. This would likely reduce the level of crime and increase the public perception of safety.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
5.	N/A	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 policy promotes development proposals that protect and enhance the Local Green Spaces. It is likely this will contribute positively towards creating a vibrant community as the community would be able to make use of the greenspaces for different activities.	Permanent. Indirect. ST/LT - If development occurs and impact negatively on the Local Green Space, the greenspaces could eventually disappear and therefore having a negative effect on the community who would have to travel to enjoy green areas.	N/A	-
7. and 8	N/A	N/A	N/A	N/A
9. To protect and enhance the areas natural landscape, semi-natural landscape and street scene to support the tourist economy.	Permanent. Direct. ST/LT + By allowing developments protecting and enhancing Local Green Spaces, this policy will have positive effects on the natural environment.	Permanent. Indirect. ST/LT - If development proposals in Local Green Space to not protect of enhance these spaces, it is likely it would have an adverse impact on the natural environment.	This policy could result in positive effects on European protected sites.	-
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 + This policy suggests development could occur in Local Green Spaces if is reusing an existing building on the site. This policy will encourage redevelopment which will benefit the built environment.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
11. to 19	N/A	N/A	N/A	N/A
20. To conserve and enhance biodiversity.	Permanent. Indirect. ST/LT ++ This policy aims to protect or enhance the Local Green Spaces. Greenspaces are good environment for biodiversity.	Permanent. Indirect. ST/LT - Allowing developments on Local Green Spaces that would not protect or enhance the greenspaces could have an adverse effect on the presence of biodiversity.	This policy could result in significant positive effects on biodiversity.	-
21. to 23	N/A	N/A	N/A	N/A
<p>Summary</p> <p>This policy will have positive effects on the biodiversity and the natural environment, public safety and redevelopment objectives. It will also contribute to creating vibrant communities. In the absence of this policy, it is likely the biodiversity would be impacted negatively, as development would occur in greenspaces without implementing measures to enhance or protect the greenspaces. It would also have a negative impact on the natural environment and the communities as the amount of greenspaces would become limited.</p>				

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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Policy 23: Policy SP31 – Provision of Accessible nature and Semi Natural Green Space, Parks Gardens and Recreation Grounds (former policy number SP27)

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.
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 encourages the integration of green spaces with existing greenspace, green wedges and/or the wider countryside and public rights of way network.	C
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>ith regards to the HRA,The policy encourages the integration of green spaces with existing greenspace, green wedges and/or the wider countryside and public rights of way network.</p>				

Policy 24: Policy SP32 – Allotments

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. to 6	N/A	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 policy supports the protection of allotments, which will contribute in maintaining a vibrant community. It also supports relocating the allotments when development in the area is necessary.	Permanent. Indirect. ST/LT - In the absence of this policy, development could occur on allotments which would likely have a negative effect on this objective	N/A	-
7. to 23	N/A	N/A	N/A	N/A
<p>Summary</p> <p>This policy will have a positive effect on the community objective as it will protect the allotments, or relocate them if development needs to occur.</p>				

Policy 25: Policy SP34 – Conservation and Enhancement of Thanet’s Historic Environment (former policy number SP29)

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 particularly associated with town centres and coastal areas.	Permanent. Direct. ST/LT ++ The proposed policy has the potential to positive impact on this objective by helping to protect and retain areas of townscape value that contribute the quality of townscape.	Permanent. Indirect. ST/LT -/? The no policy option has an adverse effect because without any form of protection developments could be detrimental to the overall townscape value.	N/A	
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 preserve and enhance sites, features and areas of historic	Permanent. Direct. ST/LT ++ The policy will encourage the conservation of the buildings or its historical/archaeological significance. This will have	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.	a positive effect on the protection of the historic environment.	The no policy option has an adverse effect because without any form of protection developments could be detrimental to the overall townscape value.		
14. to 23	N/A		N/A	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. The policy will also have a positive effect on the protection of the historic environment.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 26: Policy SP35 – Climate Change (former policy number SP30)

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 conserve and enhance biodiversity.	Permanent. Direct. LT + The adoption of this policy will result in new development taking into account opportunities to reduce the impact of climate change on biodiversity, which should contribute positively towards the biodiversity.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
221. 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. The policy will result in positive effects towards biodiversity.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 27: Policy SP37 – QEQM Hospital Margate

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A	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 + This policy aims to expand the QEQM Hospital. This will contribute in providing additional healthcare facilities to the neighbouring residents.	Unknown ? The need to expand the hospital is unclear from the policy. It could be that not enough people can receive healthcare currently, in which case in the absence of this policy there would be an adverse impact on the provision of healthcare, or it could be to be prepared for potential future healthcare need, in which case the 'no policy' would be considered 'neutral'.	N/A	-
3. and 4	N/A	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 + This policy aims to expand the QEQM Hospital. This will contribute in providing additional healthcare facilities to the neighbouring residents, including vulnerable groups.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
6.	N/A	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.	Unknown? This policy aims to expand the QEQM Hospital. This could lead to more employment opportunities, however this is not clear from the policy.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
8.	N/A	N/A	N/A	N/A
9. To protect and enhance the areas natural landscape, semi-natural landscape and street scene to support the tourist economy.	Neutral. 0 This policy suggests that development proposals should be designed to involve the minimum take of fresh land, to provide a pleasant environment for patients and staff. It also supports the retention of existing footpaths. This policy is unlikely to enhance the natural landscape, but the adverse effects on the environment should be minimised.	Neutral. 0 A no policy option would not alter the status quo.	This policy should not have adverse effects on European designated sites.	-
10.	N/A	N/A	N/A	N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT + This policy supports proposals that are compatible with a green transport strategy for the hospital. This will encourage the use of sustainable modes of transport to commute to the hospital.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
12. to 14	N/A	N/A	N/A	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. Direct. ST/LT + This policy supports proposals that are compatible with a green transport strategy for the hospital. It also suggests car parking space associated with the new development should be limited to the minimum within the context of the green transport strategy. This will encourage the use of sustainable modes of transport to commute to the hospital.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
16. to 22	N/A	N/A	N/A	N/A
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Unknown? This policy suggests the development proposals should demonstrate how more effective use can be made of the hospital site as a whole. However, it does not explicitly detail how this will be achieved.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
<p>Summary</p> <p>This policy will have positive effects on the provision of healthcare, including vulnerable groups, as it supports the extension to QEQM Hospital. It will also benefit the sustainability and transport objective as it will promote the green transport strategy.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 28: Policy E38 –Westwood Medical Centre

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1.	N/A	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 + This policy aims to provide a new medical centre. This will contribute in providing additional healthcare facilities to the neighbouring residents.	Permanent. Direct. ST/LT – In the absence of this policy, the neighbouring residents would be negatively impacted as the policy clearly the medical centre is required to meet the needs generated by the strategic allocations.	N/A	-
3. and 4	N/A	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 + This policy aims to provide a new medical centre. This will contribute in providing additional healthcare facilities to the neighbouring residents, including vulnerable groups.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
6.	N/A	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.	Unknown? This policy aims to provide a new medical centre. This could lead to more employment opportunities, however this is not clear from the policy.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
8. to 23	N/A	N/A	N/A	N/A
<p>Summary</p> <p>This policy will have positive effects on the provision of healthcare, including vulnerable groups, as it supports the provision of a new medical centre.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 29: Policy SP44 – New Railway Station (former policy number SP39)

A 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 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.	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 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.

A 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.	PUnknown? The proposed policy has the potential to alter the landscape character and have visual impacts in the area around the station. However, the policy suggests that for planning permission to be granted the proposal will have to demonstrate the compatibility of the development with the landscape character and its location. A	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.
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. It also suggests proposals will have to demonstrate the integration of the new railway with the wider public transport services. 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. The policy suggests proposals will have to demonstrate satisfactory vehicular access arrangements from East Kent Access. 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	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

A Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	capacity within Kent which could be exceeded within the life of the Plan ⁴⁸ . Potentially this could result in a significant effect.			2011 and Kent County Council's Mineral and Waste Plan) which will include new Energy from Waste facilities and the increased diversion of material from landfill.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent. Direct. ST/LT ? Although the development of a new station and related infrastructure will result in the emission of GHG. There is the potential for these emissions to be offset by reduced emissions from modal shift away from private car use.	Neutral. 0. A no policy option will not alter the status quo.	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.
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	Permanent. Direct, Indirect. ST/LT ? There is the potential for an adverse effect as the development of a new station could indirectly increase	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

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

A Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
generated from renewable sources in the area.	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.			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 30: 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	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

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
of materials from buildings, and encourage urban renaissance.				mitigated via development management type policies.
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Indirect. ST/LT + The policy suggests the serviced tourist accommodation should be located in sustainable areas and accessible by a range of means of transport. This would likely encourage visitors to use more sustainable forms of transport.		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 the proposed policy could be mitigated by a combination of site selection to choose locations where development is unlikely to have an adverse effect and by putting in place development management and design policies that result in development that is sensitive to the surrounding townscape, landscape and visual receptors.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Indirect. ST/LT ? Depending on where development occurs, the proposed policy could have a positive or negative effect.	Neutral. 0 A no policy option would not alter the status quo.	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 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 - / ? 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	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
	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 as this is also determined by the nature of the 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. STT - / ? There is the potential for a negative effects as a result of the proposed policy because development could increase consumption of energy and resources thereby increase emissions of GHG gases. But the extent and likelihood of this effect is not clear at this stage because this is also determined by the nature of the land use and the density of development.	Neutral. 0 A no policy option would not alter the status quo.	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 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. ST - / ? 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>				

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 31: 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.

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 ? 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.
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. In addition to this, the applications that are likely to have an impact on the highway network must be accompanied by a Transport Assessment in accordance with Policy TP01.
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		N/A	The uncertainties can be addressed by other policies in the Local Plan (e.g. development management policies setting out how new development

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
	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.			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++ 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.	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++/? 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 32: 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

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 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 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 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 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. In addition to this, the policy suggests that new build development would be permitted in sustainable locations. However, there is no reference to the accessibility to a range of means of transport, it is therefore unclear if it would lead to sustainable behaviours.	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)

SA Objective	Proposed Policy	No policy.	HRA implications	Mitigation and enhancement measures
				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 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 ⁵⁰ . 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	Permanent. Direct. ST/LT ?		N/A	The requirements of the NPPF and would be applied to any forthcoming

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
place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with development management policies and NPPF.	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.			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.
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 33: Policy H02 – Additional Site – Land at Manston Road/Shottendance Road, Margate

Policy 34: Policy H03 – Land on west side of Old Haine Road, Ramsgate (former policy number H02A)

Policy 35: Policy H04 – Land fronting Nash Road and Manston Road (former policy number H02B)

Policy 36: Policy H05 – Land fronting Park Lane, Birchington (former policy number H02C)

Policy 37: Policy H06 – Land south of Brooke Avenue Garlinge (former policy number H02D)

Policy 38: Policy H07 – land at Haine Road and Spratling Street, Ramsgate (former policy number H02E)

Policy 39: Policy H08 – Land south of Canterbury Road East, Ramsgate (former policy number H02F)

Policy 40: Policy H09 - Land at Melbourne Avenue, Ramsgate (former policy number H02G)

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 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.	Policy H05 The allocation of up to 90 dwellings at land fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H09 The allocation of up to 49 dwellings at Land at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Policy H05 – 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.
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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent. Direct. ST/LT ++/? 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 H05 The creation of balanced and vibrant communities within the land allocated fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H09 The creation of balanced and vibrant communities within the land allocated at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Policy H05 – 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.
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 H05 The creation of sustainable developments at land allocated fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H09 The creation sustainable developments at land allocated at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Policy H05 – 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	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
	impact is unknown as details of the proposed developments are unknown at this stage.			
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT ++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	Policy H05 The creation of a sustainable pattern of development at land allocated fronting Park Lane, Birchington, could increase recreational pressure on European sites. Policy H09 The creation of a sustainable pattern of development at land allocated at Melbourne Avenue, Ramsgate, could increase recreational pressure on European sites.	Policy H05 – 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.
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 H05 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 H09 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 H05 – 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	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	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.	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.	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. 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	T-.
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	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
	adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.			
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. ST/LT++/? Policy adoption would ensure that developments do not undermine other policies. Consequently due to alternative policies positively meeting the requirements of the objective, a carryover of impacts will occur under policy adoption to positively meet the sustainability criteria. The scale of impact is unknown as details of the proposed developments are unknown at this stage.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
<p>Summary Under policy adoption there are specific requirements that developments must undertake in order to be granted permission. One concerns the management of natural conservation sites and infrastructure provisions. The policy states that developments must not conflict with another policy, resultantly all SA objectives are positively met as alternative 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>With regards to the HRA, policies H02, H05 and H09 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 41: Policy H027 – Ancillary accommodation for a family member

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+/O This proposed policy allows for a greater mix of housing, ensuring residents can extend their own house to accommodate particular needs through the use of annexes. This is only a small part of the wider housing delivery, but ensures that more vulnerable residents can live independently, but close to family.	Neutral. 0 A no policy option would not alter the status quo, this is only a small component of the wider housing market but this proposed policy does support more vulnerable groups.	N/A	Appropriate planning permission should always be secured in these circumstances.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral. 0/+ While this proposed policy does not increase or secure the provision of healthcare facilities, it seeks to support the provision of annexes which can reduce the burden on healthcare facilities. This policy can allow more vulnerable people to live close to relatives, but maintain some degree of independence, which can reduce pressures on health and social care facilities and services.	Neutral. 0 A no policy option would not alter the status quo. This does not increase or secure the provision of healthcare facilities, but would help to reduce pressures.	N/A	-
3. and 4	N/A	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/+ While this proposed policy does not ensure access to facilities, it seeks to support the provision of annexes which can reduce the burden on healthcare facilities. This can allow more vulnerable people to live close to relatives, but maintain some degree of independence, which can reduce pressures on health and social care facilities and services.	Neutral. 0 A no policy option would not alter the status quo. This does not increase or secure the provision of healthcare facilities, but would help to reduce pressures.	N/A	-
6. to 23				
<p>Summary This proposed policy would benefit objectives relating to healthcare services and vulnerable groups. Whilst it does not directly increase access to facilities or services, it allows more vulnerable groups to live close to relatives but maintain some degree of independence.</p>				

Policy 42: Policy GI01 – Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ)

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1-5	N/A	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 ensures that harmful developments are prohibited; and exceptional developments are integrated with the natural environment. Engagement with designated sites of value will seek to enhance a sense of place and increase the vibrancy of the community. This will have implications for social value, and will seek to enhance individual and collective perceptions of health and wellbeing. This can have long term sustainable and positive impacts where managed and maintained.	Permanent. Direct. ST/LT -/? If this policy is not implemented, and the area loses its designated sites of natural value, it is likely that the vibrancy of the area will reduce; particularly where harmful developments are implemented. The potential implications are unclear; as replacement strategies may work to bolster a sense of community and the value of individual contribution; but where possible the designated natural sites should be conserved and enhanced.	Harmful development will reduce and degrade habitats in the area; and this will negatively impact upon the populations of rare and scarce species.	It is important to enhance a sense of community and individual contribution through the conservation and enhancement of these sites. Strategies that encourage the integration of the natural and physical environment and a sense of community may be beneficial. This can include ecological corridors, living walls, and community-nature engagement projects such as resident ecological service to enhance vibrancy and represent tangible developments in individual contribution.
7. & 8	N/A	N/A	N/A	N/A
9. To protect and enhance the areas natural landscape, semi-natural landscape and street scene to support the tourist economy.	Permanent. Direct. ST/LT + Policy adoption would ensure the protection and enhancement of natural landscape; and areas of important wildlife and geological value in particular. The impacts are positive as natural landscapes are conserved as a result of development restriction; and this supports the tourist economy. Any public bodies that are infringing upon the natural landscape face duties to enhance the wildlife; and thus the policy is beneficial for ecological prosperity. Notably, developments that may support the tourist economy and cannot be built elsewhere may infringe upon the SSSI's and MCZ's. However, the policy suggests that mitigating measures will be required to maintain the integrity of the site.	Permanent. Direct. ST/LT -/? A lack of policy support could result in new developments infringing upon areas of natural landscape. As such SSSI's and MCZ's may lack protection, and the degradation and decline of such will negatively impact upon the tourist economy. However, new developments may abide by their own sustainability and GBC codes of conduct to protect the natural landscape. Rare species are also legally protected; and thus may face protection without the implementation of the policy.	The proposed policy would conserve and enhance areas of natural landscape for rare and scarce species.	In the case of development that act as exceptions of the rule, important wildlife and geological features should be harmoniously incorporated into the built and natural environment.
10.	N/A	N/A	N/A	N/A
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. ST/LT + Policy adoption would ensure that a sustainable pattern of development is pursued; conserving and protection SSSI's, NNR's, and MCZ's and the invaluable species that reside within them. This would allow the natural landscape to prosper harmoniously alongside the built environment; and encourage long term sustainability.	Permanent. Direct. ST/LT -/? If this policy was not implemented, new developments may be allowed to develop at unprecedented rates and degrade the nature conservation designations. Such development would therefore be unsustainable, unless mitigation measures were implemented.	The implementation of the GI01 policy in accordance with a sustainable pattern of development with significantly benefit	Should no policy be implemented, designated sites of value may become vulnerable against climatic and human factors. The sustainable pattern of development should ensure that the sustainable prosperity of the sites is maintained, and in some cases enhanced. As such termly reviews should assess the current and predicted patterns of development; and control measures for the sites should be adopted accordingly.
12. To conserve and enhance the character and quality of the area's landscape and townscape	Permanent. Direct. ST/LT+ If the policy were to be implemented, the quality and character of Thanet's landscape would be protected through the conservation of the designated sites of value,	Permanent. Direct. ST/LT - If this policy was not implemented, new developments may be allowed to develop, and this may be harmful for the natural landscape. In turn, this would reduce the	Through conserving and enhancing the character of the landscape and townscape, protected species will remain protected and be allowed to thrive in harmony with the built environment. This may also be	Frequent reviews should be undertaken to analyse the cultural and natural heritage of the Thanet area; and effective policies should be

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
particularly associated with town centres and coastal areas.	particularly focusing on Thanet’s coastal MCZ and SSSI. Strategies could also be implemented to enhance the site; and not simply focus on the restriction of development.	character and quality of the Thanet area, and be particularly detrimental to the coastal areas. However, if new developments were implemented that seamlessly integrated with the natural landscape, this may work to create a living community of high character and quality.	beneficial for climate resistance, as species will increase their strength against risk.	put in place to conserve and enhance biodiversity where possible.
13.	N/A	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 implementation of the policy prevents harmful developments from impacting upon designated sites of biological and geological value and importance. This results in the maintenance and/or enhancement of the natural landscapes; vital as pathways for the sequestration of harmful air pollutants.	Permanent. Direct. ST/LT - If this policy isn’t implemented, developments may be introduced that are harmful to the environment. Such developments may not account for sustainable building design and may negatively impact upon air quality pre-construction, during construction, and post-construction with use value. This should be analysed and effectively monitored throughout the whole building process where developments are permitted.	N/A	New developments must have air quality monitoring systems to ensure that individuals and organisations are responsible for the air quality impact of their developments. Strategies should be introduced that embed naturally with the built and natural environment and focus on enhancing air quality.
15-17	N/A	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 + By implementing the GI01 policy, harmful developments are prevented from infringing upon designated sites of ecological and geological value. This is very responsive to the challenges associated with climate change; particularly through conserving ecological environments for rare and scarce species.	Permanent. Direct. ST/LT - If this policy wasn’t implemented, developments may negatively impact upon the sites of ecological value and threaten the already turbulent/vulnerable ecosystems for rare and scarce species. This impact would be negative for the species residing within the designated sites; and if not realised may be irreversible. However, if the developments are built harmoniously with the natural environment this may provide a useful template for human/nature coexistence.	Increased climate risks such as exposure to flooding may negatively affect habitats in the Thanet region; particularly those in the Thanet Coastal MCZ and SSSI.	A review of the climate associated threats to the Thanet region should be undertaken and this should be incorporated into the policy framework associated with the designated sites of interest. Then, where appropriate, effective climate-resilience strategies should be implemented to protect the designated sites and maintain/enhance their geological and ecological value.
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 policy prevents the detrimental development from negatively impacting upon sites of special value. In the Thanet area, the Thanet Coast is classified as an SSSI and an MCZ; and the policy attempts to limit development. In the case of development that is permitted, mitigation approaches must be put into place to manage coastal risks or the development may not go ahead. This policy therefore effectively accounts for coastal risks and positively benefits the area.	Permanent. Direct ST/LT -/? If this policy was not implemented, new developments may be allowed to develop at unprecedented rates, without accounting for coastal risks. This would be detrimental to the ecological sites and valuable and the human populations residing nearby.	Coastal risks could severely impact upon the habitat security of rare and scarce species in the area. However, it is important to note that coastal defences should also not infringe on the natural environment.	New developments where permitted should include coastal infrastructure to mitigate against coastal risks.
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT++ Policy adoption would ensure the conservation and enhancement of biodiversity and the habitats in which they reside. This should significantly and positively impact upon biodiversity in Thanet and encourage the protection of rare and scarce species; as well as encourage the growth of thriving and vulnerable species; particularly in coastal areas. This policy is biodiversity-centric and thus is extremely important for this objective.	Permanent. Direct ST/LT -- If this policy is not implemented, and the area loses its designated sites of natural value, biodiversity in the area will decline, and ecosystem services will suffer. Laws and policies already in place may conserve the area and protect species, particularly vulnerable ones. However this policy ensures heightened protection for biodiversity and a sustainable pattern of development.	The GI01 policy protects and enhances biodiversity and associated habitats, and prevents harmful developments from threatening the areas ecological services.	Where developments are permitted, biodiversity may be threatened. This suggests that strategies should be implemented to enhance biodiversity such as green infrastructure features, including living walls, green roofs, and pocket habitats.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites.	Permanent. Indirect. ST/LT+ This policy directly protects and improves the quality of coastal water resources as it aims to protect Thanet’s Marine Coastal Zone and the coastal SSSI zone from harmful developments. This positively benefits coastal	Permanent. Direct. ST/LT - If the policy isn’t implemented, fluvial and coastal water resources at designated sites are more susceptible to contamination and degradation. This may significantly impact upon the human and ecological health of the area;	The negative impacts upon the quality of fluvial and coastal water resources may significantly impact upon the habitats of rare and protected species; and negatively affect the ecological value of the area.	Where developments are implemented and introduced, mitigation strategies should be incorporated to reduce any potential risks to coastal and fluvial water

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	and fluvial water resources as it limits and prevents harmful contaminants from entering the water source; and thus in turn protects the surrounding environment. Where developments are permitted, sustainable drainage systems and appropriate infrastructure tools should ensure that water resources are protected and enhanced.	and if not reviewed, may have long term impacts on the Thanet area. However, laws may be in place to currently analyse and managed water resources; and this must be further analysed.		resources. This could include sustainable drainage systems; and the introduction of effective green scheme developments that harmoniously integrate into the environment, enhance biodiversity, and natural filter water resources.
22.	N/A	N/A	N/A	N/A
23.	N/A	N/A	N/A	N/A
<p>Summary</p> <p>Adoption of the GI01 policy would undoubtedly enhance the conservation, protection, and enhancement of the designated sites of ecological and geological value (SSSI's, MCZ's, and NNR's); and benefit protected, rare and scarce species. It is unclear whether the absence of the policy would significantly impact upon the area or not due to existing legislation; however, the implementation of the policy will reinforce the need for sustainable development and ecological conservation. The strategy, where harmoniously and interactively integrated with the human population, will also seek to enhance the vibrancy of the community. There are many positive impacts for the HRA and these should be considered in policy planning.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 43: 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	-
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.	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.	Neutral 0 Policy adoption would not have a negative or positive impact on the character of the area.		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.	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 44: 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. The policy will improve the connectivity between new and existing features.	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 will contribute in retaining historic features, including boundaries and layouts.	Neutral. 0 A no policy option would not alter the status quo.		
14. to 19	N/A		N/A	N/A
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. It will also contribute in retaining historic features.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 45: Policy QD02 – General Design Principles (former policy number QD01)

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 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 emphasises that people’s quality of life will be improved by designing out crime to promote public safety and security.	Neutral. 0 A no policy option would 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. Direct. ST + The proposed policy places significant emphasis on the integration of new developments and surrounding locations in terms of scale, massing and character. New developments should be inclusive in its design for all users.	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.	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT + The policy suggests that features (including trees and natural habitats) that contribute positively to the quality and character of an area should be retained, enhanced and protected. In addition to this, the adoption of the policy will include the provision of opportunities to increase biodiversity interest and improve the connectivity between	Permanent. Indirect. ST/LT - Without provisions for increasing the interest in biodiversity, and/or the protection of trees and natural habitats, the design of new development could have on adverse impact on biodiversity.	N/A	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	nature conservation sites where appropriate. This will contribute in protecting the natural environment.			
21. 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	-
<p>Summary</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 new developments will promote people’s safety and security and will have a positive effect on the protection of the natural environment. 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 46: Policy QD04 – Technical Standards

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. Direct ST/LT + The proposed policy has the potential to make a positive contribution towards this objective by setting out clear standards for internal space within residential accommodation. The standards will provide efficient use of space, as land take will be better understood. The implementation of a water efficiency standard will increase the sustainability of water supplies, which in-turn may encourage more sustainable development.	Neutral. 0 A no policy option would not alter the status quo	There are no significant effects on the sustainable pattern of development.	The proposed policy could be developed to aspire to better water efficiency standards over specific timescales
12. 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 has the potential to make a positive contribution towards this objective by setting a water efficiency standard of 110 litres/person/day. The policy is in response to the challenge facing water resources, which can be associated to climate change effects.	Permanent. Indirect. LT – No policy option will allow developments to take place without water efficiency standards, which may potentially impact water resources by lack of regulation. In-turn the standard of living may decline due to restrictions on use of water.	There are no significant effects on developments responding to challenges associated with climate change.	The proposed policy could be developed to aspire to better water efficiency standards over specific timescales.
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 has the potential to make a positive contribution towards this objective by shifting towards a more sustainable consumption level of water. The policy will potentially reduce the social and environmental impacts by increasing sustainability and stock of water resources.	Permanent. Indirect. LT – No policy option will allow developments to take place without water efficiency standards, which may potentially impact water resources by lack of regulation. The global, social and environmental impacts will most likely increase due to pressures from population increase and climate change.	There are no significant effects on using sustainably produced and local products.	The proposed policy could be developed to aspire to better water efficiency standards over specific timescales.
23	N/A		N/A	N/A
<p>Summary</p> <p>Overall the proposed policy does not affect many of the SA objectives. The policy will most likely result in permanent direct positive effects. The policy may negatively impact the residents of new accommodation developments by setting limits on their water usage. However, the internal space minimum may increase the standards of residential accommodation. The proposed policy will most likely reduce water consumption in the area and increase the sustainability of water supplies.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 47: Policy QD05 – Accessible and Adaptable 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. Direct ST/LT + The proposed policy has the potential to make a positive contribution towards this objective by supplying the appropriate housing needs to those that require them. Especially new houses with wheelchair access. The policy mentions a minimum 10% of new build developments are expected to comply with building regulation part M4 (2), which should be designed to be accessible and adaptable dwellings for the future demographic trends. The policy evidently reflects the requirement for long and short term demand and need.	Permanent. Direct. ST/LT – No policy option will allow developments to not accommodate the changing demographic and wheelchair users.	There are no significant effects on the sustainable supply of housing including an appropriate mix of types and tenures to reflect demand and need.	The proposed policy could include plans to redevelop existing accommodation for short term needs of wheelchair users.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 LT + The proposed policy has the potential to make a positive contribution towards this objective by providing housing for a wide demographic and mixed housing base. The policy mentions the adaptability of new housing developments which may provide individual contributions from stakeholders. The policy also mentions the future needs of households, which tailors to residents.	Temporary. Direct. ST/LT - No policy option may allow developments to build housing which is not fit for purpose and there is not an associated integrated community.	There are no significant effects on creating vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	The proposed policy could include more minorities other than just wheelchair users in its plan.
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 has the potential to make a positive contribution towards this objective by providing accommodation which is adaptable. Therefore, if future housing requirements are needed, adaptation of existing developments is an option. This may reduce the need for building new housing developments, consequently increasing the long-term sustainability pattern.	Permanent. Indirect. ST/LT As future developments are not yet known, it is not possible to fully assess the impacts of a no policy option to the sustainability pattern of developments.	There are no significant effects on the sustainable pattern of development.	The proposed policy could include reviews of the current sustainability of developments, including the accessibility and adaptability of accommodation.
12. 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 policy will most likely result in positive effects to residents and developers, as adaptable and accessible accommodation will provide for all demographics. The policy is mostly relevant in the long term, as the aspiration is to be a sustainable housing initiative. If the policy is not introduced, significant negative effects may occur. Including developments which are not fit for purpose and wheelchair users without accommodation.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 48: 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	-

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 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 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. The policy also suggests proposals affecting non-designated heritage assets will be assessed on the scale of harm (both direct or indirect) or loss, and the significance of the heritage asset.	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 49: 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. The policy mentions that developers should seek and refer to guidance produced by the Lead Local Flood Authority (LLFA) when submitting a planning application for any major development which will contribute in reducing the risk of flooding.	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.	CApapproval for the design and long term maintenance of SuDS will be required prior to development being permitted.
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>ith regards to the HRA there are no likely significant effects. Approval for the design and long term maintenance of SuDS will be required prior to development being permitted.</p>				

Policy 50: 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
11. To ensure that a sustainable pattern of development is pursued.	Permanent. Direct. LT +	Permanent. Direct. LT -	The policy promotes a sustainable pattern of development in coastal areas.	-An additional specific criteria should be included in the policy stating coastal development will not adversely affect

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	The proposed policy is likely to result in development located in sustainable locations that takes into account coastal, fluvial and surface water flooding.	Development in an area at risk to coastal erosion or without erosion management measures is unsustainable due to potential damage from coastal erosion.	However, it may result in adverse effects on European protected sites.	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 conserve and enhance biodiversity.	Permanent. Indirect. ST/LT + The proposed policy suggests proposals for new development within 40 metres of the coastline will not adversely affect the features of any designated nature conservation sites. This will contribute in protecting coastal habitat and therefore protecting the local biodiversity.	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>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. The policy will contribute positively to the coastal biodiversity.</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 51: Policy QD01 – 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 has the potential to make a positive contribution towards this objective by designing buildings flexibly from the outset to allow a wide variety of possible uses. The policy mentions that buildings will be re-used wherever possible, which will increase the overall sustainability.	Permanent. Indirect. LT - No policy option will allow developments to take place without considering re-use of vacant buildings and a mixture of housing types.	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 green spaces and enhance the natural landscapes.	Consideration should be given to amending this policy so as to require new developments on greenfield sites to maintain green spaces.
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 has the potential to make a positive contribution towards this objective by designing buildings flexibly from the outset to allow a wide variety of possible uses. The policy mentions that buildings will be re-used wherever possible, which will increase the overall sustainability. The policy mentions using sustainable	Permanent. Indirect. LT - No policy option will allow developments to take place without considering re-use of vacant buildings and previously developed land. It will also not consider the reusing sustainable materials from existing buildings.	There are no significant effects on improving efficiency in land use through re-use.	Consideration should be given to amending this policy so as to require new developments on previously developed sites to enhance green spaces.

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
	materials wherever possible and making the most sustainable use of other materials.			
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. Direct. LT + The proposed policy has the potential to make a positive contribution towards this objective by making best use of solar energy and providing cycling and walking routes to reduce the need to travel by car.	Permanent. Indirect. LT - No policy option will allow pollutants to not be minimised and the continuation of levels that exceed the national standards.	There are no significant effects on improving air quality in areas where air quality levels exceed national standards.	Consideration should be given to the use of wind and other energy production designs, which limit pollutant emissions.
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 has the potential to make a positive contribution towards this objective by cycling and walking routes to reduce the need to travel by car.	Neutral. 0 No policy option will allow private vehicle reliance to remain the same.	There are no significant effects on providing sustainable transport networks.	Consideration should be given to the efficiency of public transport networks.
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 has the potential to make a positive contribution towards this objective by minimising waste and promoting recycling during construction and operation. .	Neutral. 0 No policy option will allow waste disposal to remain the same.	There are no significant effects on reducing waste generation and disposal.	Consideration should be given to the potential increase in waste generation from population increases.
18. 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 has the potential to make a positive contribution towards this objective by encouraging the re-use of existing buildings, using sustainable materials wherever possible and minimising waste by promoting recycling during construction and operation.	Neutral. 0 A no policy option would not alter the status quo.	There are no significant effects on reducing the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Consideration should be given to the use of local materials and labour during developments.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent. Direct. LT + The proposed policy has the potential to make a positive contribution towards this objective by making the best use of solar energy in new building design.	Neutral. 0 A no policy option would not alter the status quo.	There are no significant effects on increasing energy efficiency and the proportion of energy generated from renewable sources in the area.	Consideration should be given to more renewable sources other than solar energy generation.
<p>Summary</p> <p>Overall the proposed policy does not affect a significant proportion of the SA objectives. The policy could result in the restriction on new buildings and housing developments by introducing measures to re-use existing buildings and designing buildings for a wide-range of possible uses. However, the proposed minimised land-use could allow for a greater number of developments and investment to be supplied to the area. The proposed policy will most likely reduce the energy consumption and related pollutants in the area and reduce strain on transport systems by the design of cycling and walking opportunities.</p> <p>With regards to the HRA there are no likely significant effects.</p>				

Policy 52: Policy CC04 – Renewable energy (former policy number CC05)

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 ? The policy option is not likely to have an effect on housing, though the degree to which solar photo-voltaic panels are incorporated in to residential developments may have a positive contribution.	Neutral. 0 A no policy option would not alter the status quo.	N/A	-
2. to 6	N/A	N/A	N/A	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.	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	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 + This policy suggests the applicants will need to demonstrate there is no significant impact on the landscape setting and that the visual impacts have been minimised in the design and layout of the scheme. This will have a positive effect on the 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.	Neutral. 0 This policy suggests the applicants will need to demonstrate there is no adverse impact on heritage assets. While this will not contribute in enhancing the historic environment, it is unlikely to have an adverse impact on in.	Permanent. Indirect. ST/LT - In the absence of this policy, renewable energy development would likely have an adverse impact on the historic environment as it would not be considered in the design.	N/A	N-
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	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 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.	N/A	N/A	N/A	N/A
20. To conserve and enhance biodiversity.	Neutral. 0 This policy suggests the applicants will need to demonstrate there is no significant impact on habitats, biodiversity or wildlife assets, particularly protected species and habitats. While this will not contribute in enhancing the biodiversity, it is unlikely to have an adverse impact on it.	Permanent. Indirect. ST/LT - In the absence of this policy, renewable energy development would likely have an adverse impact on the biodiversity as it would not be considered in the design.	N/A	-
21.	N/A	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.	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	-
<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, including visual effects, natural environment and biodiversity, and historic environment. 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 53: Policy SE01 – Potentially Polluting Development

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
1. 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.	Permanent. Direct. LT + The proposed policy will have a beneficial effect on significant heritage assets 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.	Permanent. Indirect. ST - Without policy adoption there is a risk that development could occur that indirectly has a detrimental effect on significant heritage assets 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	-
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
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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
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 and significant heritage assets. 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 54: 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 might otherwise have detrimental effect by providing planning policy controls.	Permanent. Indirect. ST - Without policy control there is a risk that development could occur that indirectly exacerbates air quality problems. However, this is likely to be limited to the short term as air quality improves due to lower emissions from road vehicles and more efficient heating systems etc.	N/A	The policy suggests new development located in an AQMA must include mitigation measures where appropriate to avoid or reduce significant adverse effects on the users. In addition to this, major developments or developments within or adjacent to the AQMA will be required to submit an Air Quality and/or Emissions Mitigation Assessment, in line with the Air Quality Technical Planning Guidance 2016.
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 55: Policy SE08 – Light Pollution (former policy number SE10)

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 development proposals will have to demonstrate there is no adverse effect on the residential amenity and character of the surroundings, the landscape character areas or the long distance views from vantage points. 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	Mitigation measures should be proposed where appropriate.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent. Direct. ST/LT + The policy also suggests development proposals will have to demonstrate there is no adverse effects on heritage assets.	Permanent. Direct. ST/LT – A no policy option may result in negative effects on wildlife as a result of light spillage and pollution from new developments.	N/A	Mitigation measures should be proposed where appropriate.
14. to 19	N/A		N/A	N/A
20. To conserve and enhance biodiversity.	Permanent. Direct. ST/LT + The policy would have direct benefits for wildlife (e.g. bats) with lighting within developments needing to be designed to prevent disturbance to wildlife. The policy also suggests development proposals will have to demonstrate there is no adverse effects on sites of nature conservation and/or protected and other vulnerable species.	Permanent. Direct. ST/LT – A no policy option may result in negative effects on wildlife as a result of light spillage and pollution from new developments.	N/A	Mitigation measures should be proposed where appropriate.
21. 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 + Development proposals would also need to use the best available technology to minimise light glare, light trespass, light spillage and sky glow to minimise light pollution and conserve energy.	Permanent. Indirect. ST/LT – A no policy option may result in negative effects on the energy consumption as a result of light spillage and pollution from new developments.	N/A	-
<p>Summary</p> <p>The policy supports objectives to conserve the character of the areas townscape and landscape as well as biodiversity and heritage assets by minimising the potential impacts of light spillage and pollution. Minimising light pollution will also contribute in conserving energy. A no policy option could lead to negative effects with respect to townscape and biodiversity.</p>				

Policy 56: 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	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	-

SA Objective	Proposed Policy	No policy	HRA implications	Mitigation and enhancement measures
necessary to ensure year round employment.				
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. The new, extensions or improvements to community facilities will be permitted provided they do not significantly impact upon the amenity of neighbouring residents and allow for the provision of broadband to facilitate the creation of a community hub network.	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
<p>Summary</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>With regards to the HRA there are no likely significant effects.</p>				