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# Sustainability Appraisal of Shepway District Council's Places and Policies Local Plan

Preferred Options Version

Appendices

Prepared by LUC  
October 2016

**Project Title:** SA of Places and Policies Local Plan

**Client:** Shepway District Council

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Planning & EIA  
Design  
Landscape Planning  
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Ecology  
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# Appendix 1

## SA framework site appraisals assumptions

## General Assumptions for SA of site allocations

The approach to the SA of site allocations builds on the framework of sustainability objectives and supporting appraisal questions used by Shepway District Council to appraise its development management policies. The table below sets out the detailed assumptions that were made in assessing the significance of the effect of the reasonable alternative site allocations for housing and for employment / retail developments against each SA objective. The assumptions draw on relevant baseline data and reference documents where available.

### Developable area assumption

We have assumed that most of the land area of each site allocation option would be developed, giving limited scope to avoid constraints. Accordingly, we have assumed that where 25% (typically) or more of an allocated site overlies a constraint, a significant effect in relation to the constraint is likely to occur.

### Distance assumptions

Reference is made to 'easy walking distance' in the appraisal assumptions. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. The Institute of Highways and Transportation categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':

	Town centres (m)	Commuting/School/ Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred maximum	800	2,000	1,200

For the purposes of the appraisal, distances in the appraisal will be measured as the straight line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances are likely to be greater (e.g. depending on the house location within a larger site and the availability of a direct route). It is considered that this is a reasonable approach, and professional judgement will be used when applying these distances to each site option and the range of services and facilities considered by the appraisal, for example to take account of significant barriers to straight-line movement, such as railway lines. The distances used in the appraisal will vary depending upon the type of destination being accessed/the mode of transport, for example the standard distance of 800 m has been used for rail stations but a shorter distance of 400 m has been used for bus stops, reflecting the fact that individuals are likely to be prepared to walk greater distances to larger scale facilities.

Increasing cycling is also an important sustainability objective for the District and positive sustainability scores relating to development allocations being within convenient walking distance of services and facilities also reflect the fact that such allocations are also likely to increase the proportion of trips made by bike.

The SA assumptions include analysis of the proximity of residential areas to areas of employment. Major employment opportunities will be located throughout the District, not only in the areas allocated for employment, but also in the Town Centres, retail parks, hospitals, and in small scale premises around the towns as well as large scale businesses concentrated at the employment areas. Although there is no guarantee that people will find jobs at the employment areas closest to them, it is considered that provision of homes close to major sources of employment would support people in making shorter journeys to work.

### Direct effects

The assessments of site allocations will only consider the direct sustainability effects of those allocations i.e. factors which vary according to the size and location of the allocated site. Effects of development which have already been assessed at a higher level in the hierarchy of Local Plan documents are not re-assessed here. For example, although all housing development is likely to give rise to positive effects on SA objective 5 in relation to meeting housing need, the scale of housing provision has already been fixed by the Shepway Core Strategy and is not the subject of the Places and Policies Local Plan. Whilst larger site allocations will make a greater contribution individually, the same total housing provision could be achieved by a larger number of smaller allocations. The SA of site allocations does not, therefore, assess the effects of providing housing per se. Instead, it restricts itself to assessing the sustainability implications of allocating housing at a particular location and particular size of site. For example, where the Core Strategy requires provision of different proportions of provision of affordable housing or housing for older people in developments of different sizes, this is reflected in the assumptions below. The type and tenure of housing to be provided, including housing to meet the needs of the elderly, will be considered in the SA of development management policies. Similarly, the positive effects of employment provision across the Plan area as a whole on SA objective 6 are not dependent on the locations of the particular sites chosen and were therefore more appropriately assessed within the SA of the Core Strategy whose policies determine the scale of employment development.

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
<p>1: Reduce the risk of flooding, taking into account the effects of climate change.</p>	<p>Development which supports and corresponds with the Water Framework Directive, the NPPF, Technical Guidance to the NPPF and the flood risk management policies of the EA?</p> <p>Development which has regard to the Shepway Strategic Flood Risk Assessment?</p> <p>Development which incorporates SuDS (including their long-term maintenance) to reduce the rate of run-off and reduce the risk of surface water flooding and combined sewer overflows?</p>	<p>Development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. While new development in any location may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, this would depend on the design of the proposed development and not on the location of the site.</p> <p>National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>Shepway District Council have recently published a detailed Strategic Flood Risk Assessment (SRFA, 2015) which clearly maps areas of extreme, significant, moderate and low flood risk. These areas represent a more detailed picture of flood risk in the District's coastal floodplain; however, the flood risks associated with many of the streams and man-made watercourses within the District are mapped solely within the national mapping of 'Flood Zones'. Therefore, both datasets have been used in the assessment of sites against this assumption.</p> <ul style="list-style-type: none"> <li>• Sites having a significant proportion of land (&gt;=25%) within Flood Zones 3a or 3b or an area of 'extreme' or 'significant' flood risk, and/or including flood storage areas are assumed to have a significant negative (-) effect.</li> <li>• Sites having as significant proportion of land (&gt;=25%) within an area of 'moderate' flood risk or Flood Zone 2 or that are 5-25% within an area of 'extreme' or 'significant' flood risk or Flood Zones 3a and 3b are assumed to have a minor negative (-) effect.</li> <li>• Sites with less than 5% of their land within an area of 'extreme' or 'significant' flood risk or Flood Zones 3a or 3b, less than 25% of their land within an area of 'moderate' flood risk or Flood Zone 2 and do not include flood storage areas are assumed to have a negligible (0) effect.</li> </ul> <p>The opportunity to incorporate SuDS to mitigate the risks of surface water flooding and surface water contamination is a design issue and does not form part of the SA of Site Allocations.</p> <p>(Sources required: EA Flood Zones; SFRA 2015; flood storage areas)</p>
<p>2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.</p>	<p>Developments that are energy efficient in their design and construction and which provide opportunities for combined heat and power?</p> <p>Greater consideration of climate change adaptation within planning and design?</p> <p>An increase in the number of large scale renewable energy schemes</p> <p>An increase in the local/on-site renewable energy generating capacity?</p> <p>A decrease in fossil fuel consumption?</p> <p>Opportunities for modal shift away from private</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which are influenced by detailed development management policies.</p> <p>Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible (0).</p>



SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
	motor vehicles?	
<p>3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.</p>	<p>Well-designed, compact communities which are of a sufficient critical mass or density to support local services and public transport provision?</p> <p>Opportunities to improve educational attainment, qualification levels and participation in education and training through access to existing or the provision of new educational infrastructure in relation to new residential developments?</p> <p>Provision of new or enhancement of existing leisure facilities for young people at the neighbourhood level, where thresholds/standards require these?</p> <p>Opportunities to lead healthier lifestyles, including development that enhances existing and /or makes provision for and maintenance towards sports and recreational facilities e.g. publicly available pitches, allotments, swimming pools, courts, etc.?</p> <p>Adequate provision of health services to support new communities through the enhancement of existing facilities or through the creation of new?</p> <p>Developments, especially in deprived communities, which reduce car dependence by ensuring employment opportunities, health services, educational facilities, shops and recreational opportunities are accessible by foot, cycle or public transport?</p> <p>Improvements to local public transport infrastructure, especially in deprived communities?</p> <p>Reintegration of physically divided or highly linear villages or neighbourhoods through, for example, provision of central social infrastructure?</p>	<p>The location of housing sites will not directly affect the number or range of services in a particular location (although a large scale housing development could potentially stimulate the provision of new services). However, the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities, particularly by walking.</p> <p>Sites that are within convenient walking distance (800 m) of three or more different types of the following service/facility/asset:</p> <ul style="list-style-type: none"> <li>• a GP surgery or a hospital;</li> <li>• a sports/recreation facility or an area of open space;</li> <li>• a Parade of shops or post office;</li> <li>• a primary or secondary school;</li> <li>• a Major Employment Site.</li> </ul> <p>...are assumed to have a minor positive (+) effect on this aspect of the SA objective because of the potential to use these facilities.</p> <p>Where a site is within walking distance of three or more of the above but there are potential barriers to access for all ages and abilities (e.g. topography, major road), reducing the number of easily accessible facilities to below 3 facilities/services, the score is downgraded to negligible (0).</p> <p>Allocations which are located in an area within one of the 20% most deprived areas within the District ('access to services' domain of English Indices of Deprivation) are assessed as having a significant positive (++) effect overall.</p> <p>Other allocations are assessed as having a negligible (0) effect.</p> <p>(Sources required: GIS mapping of GP surgeries; hospitals; sports/recreation facilities; open spaces; post offices; ; primary schools; secondary schools; Major Employment Sites; ; shop frontages; Indices of Multiple Deprivation).</p>
<p>4. Reduce crime and the fear of crime.</p>	<p>Reduced levels of crime, anti-social behaviour and the fear of crime through design i.e. improvements to the environment, street layout, public space provision, passive surveillance,</p>	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
<p>5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.</p>	<p>Sufficient amounts of housing to meet the needs of the community and local economy?</p> <p>Development which delivers an appropriate mix of housing, including affordable housing and dwellings for older people?</p>	<p>on this SA objective will be assumed to be negligible (0).</p> <p>As described in the text preceding this table, the SA of site allocations does not assess the effects of housing provision per se as the effect of the Local Plan as a whole on meeting housing need has already been assessed through the SA of the Core Strategy and is not altered by the mix of site sizes or the particular locations of individual allocations in the Places and Policies Local Plan.</p> <p><b>5(a) Affordable housing</b></p> <p>Core Strategy policy CSD1 requires that, subject to viability, development proposing 15 or more dwellings or land with an area of 0.5 ha or more should provide 30% affordable dwellings. Sites of this size are assessed as having a significant positive (++) effect on this aspect of the SA objective.</p> <p>Sites capable of accommodating 5-14 dwellings are required by CSD1 to provide 1-2 affordable dwellings. Assuming a development density of 30 dwellings per hectare (dph) as above, this equates to sites of 0.167-0.5 ha so allocated sites in this range will be assessed as having a minor positive (+) effect.</p> <p>Smaller sites will be assessed as having a negligible (0) effect.</p> <p><b>5(b) Dwellings for older people</b></p> <p>Core Strategy policy CSD2 requires that, subject to viability and design restrictions, development proposing 10 or more dwellings should include 20% of market dwellings meeting Lifetime Homes standards. Assuming a development density of 30 dwellings per hectare (dph) as above, this equates to sites of &gt;=0.33 ha so allocated sites of this size will therefore be assessed as having a significant positive (++) effect on this aspect of the SA objective. Smaller sites will be assessed as having a negligible (0) effect.</p> <p>(Sources required: none)</p>
<p>6. Support the creation of high quality and diverse employment opportunities.</p>	<p>An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of sectors targeted for economic growth and diversification, including those set out in the Shepway Economic Strategy?</p> <p>Improved access to jobs for local people from all sectors of the community?</p> <p>Enhanced vitality and vibrancy of town centres?</p> <p>Expansion or upgrading of key visitor attractions?</p> <p>Employment opportunities which address the economic consequences of the de-commissioning of Dungeness nuclear power station?</p> <p>Provision of high quality employment sites and associated infrastructure suitable for the likely</p>	<p>Sites within convenient walking distance (800 m) of a Major Employment Site are assumed to have a significant positive (++) effect on this SA objective by minimising travel distances and enabling easier access to employment opportunities.</p> <p>Where an allocation is within 800 m of a shopping parade a minor positive (+) effect is assumed.</p> <p>Where a site is within walking distance of an employment location but there are potential barriers to access for all ages and abilities (e.g. topography, major road), the score is downgraded to the next lowest score (e.g. ++ score becomes + or + becomes 0).</p> <p>Other allocations are assessed as having a negligible effect.</p> <p>It is recognised that broadband access could have an influence on people's ability to work flexibly and from home. Information about current levels of broadband provision at the different towns is not readily available, and access will also depend heavily on the incorporation of broadband infrastructure into the new developments. Therefore, broadband access has not been taken into account in the SA.</p> <p>(Sources required: GIS mapping of Major Employment Sites and shop frontages.)</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
	continuation in a shift from manufacturing to higher skill, service industries.	
7. Conserve and enhance the fabric and setting of historic assets.	<p>Development that avoids negative effects on listed buildings, conservation areas, scheduled monuments, registered historic parks and gardens, and registered battlefields and their settings?</p> <p>Development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place?</p> <p>Promotes the enhancement of historic assets and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association?</p>	<p>The effects of development site options will depend upon the type of development proposed, current land uses, its context, and its relationship to heritage assets. This is particularly the case within urban areas. For example, effects can be minimal even where a development site is in close proximity to a heritage asset, such as where there is existing built-up area between the site and the asset. Conversely, in more open landscapes/townscape, longer distances between the development site and the heritage asset may not preclude negative effects occurring. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral<sup>1</sup>. Some development sites could result in an enhancement to the setting of a heritage asset or historic landscape/townscape.</p> <p>Proximity to designated heritage assets provides an indication of the potential for an adverse effect:</p> <ul style="list-style-type: none"> <li>• Where the site is within a Conservation Area an uncertain minor negative (-?) effect will be assumed likely.</li> <li>• Within existing built-up areas, where the site is within 100m of a listed building (all grades), or 200m of a scheduled monument or registered park or garden an uncertain significant effect (--?) will be assumed likely.</li> <li>• Outside of existing built-up areas, where the site is within 250m of a listed building (all grades), or 500m of a scheduled monument or registered park or garden an uncertain significant effect (--?) will be assumed likely.</li> <li>• Where the site would result in the loss of all or part of a designated heritage asset, a significant negative (--) effect will be assumed likely.</li> </ul> <p>Sites which do not fall within the above scenarios are considered to have a negligible uncertain effect (0?).</p> <p>Effects are assumed to be uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect).</p> <p>Scores may therefore need to be moderated where sites present the opportunity to redevelop derelict and/or dis-used brownfield sites.</p> <p>Forthcoming development management policies will seek to ensure that the effects on the historic environment are minimised and where possible enhanced. In addition, the assessment scores may need to be adjusted to take into account the relationship of the development site option and the</p>

<sup>1</sup> English Heritage (now Historic England). The Setting of Heritage Assets REVISION NOTE June 2012.

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
		<p>designated site using Historic England's guidance on SEA:</p> <ul style="list-style-type: none"> <li>• The nature and significance of the heritage asset(s) on or within the vicinity of the potential site allocation.</li> <li>• The contribution of the site to the significance of heritage assets on or within its vicinity, taking into account setting of the heritage site.</li> <li>• The potential impacts of development upon the significance of heritage asset.</li> <li>• The potential to remove or reduce any harm.</li> <li>• The potential for any enhancements.</li> </ul> <p>The comments of Kent County Council's heritage officer on promoted SHLAA sites have been reviewed in consideration of Historic England's guidance outlined above.</p> <p>Only site 113 is in the vicinity of a heritage asset on Historic England's 'at risk' register: one of the Martello Towers (number 7); however, there is no proposal to restore this in the submission. There are no other sites in the vicinity of any of the other 'at risk' heritage assets.</p> <p>(Sources required: GIS mapping of listed buildings; Scheduled Monuments; Registered Parks and Gardens; Conservation Areas; 'at risk' heritage assets to be brought back into use; brownfield sites)</p>
<p>8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.</p>	<p>Areas of the highest landscape sensitivity being provided with the highest level of policy protection?</p> <p>Development which considers the existing character, form and pattern of the landscape, buildings and settlements?</p> <p>The protection and enhancement of local distinctiveness and contribution to a sense of place?</p> <p>The provision of and maintenance towards green infrastructure assets and networks (including green open space and river/canal corridors) and ensure that this is linked into new and existing developments, to improve the connectivity of green spaces and green networks?</p>	<p><b>8(a)Landscape</b></p> <p>It is not possible to precisely determine effects on the landscape during a desk-based strategic SA exercise such as this in the absence of a District-wide landscape sensitivity and capacity study. An indication of potential effects on landscape features and character will be based on the following assumptions:</p> <ul style="list-style-type: none"> <li>• Sites that are within the Kent Downs AONB will be assessed as having a potential significant negative (--?) effect on landscape character and features unless the development site represents 'infill' development and/or is screened from the wider AONB by existing built-up development, in which case the site is likely to have only a minor adverse effect (-?).</li> <li>• Sites that are outside, but within the setting of the Kent Downs AONB, assumed to be within 1 km of the AONB boundary, will be assessed as having a potential minor negative (-?) effect on landscape character and features unless the development site represents 'infill' development and/or is screened from the wider AONB by existing built-up development, in which case the site is likely to have a negligible effect (0?).</li> <li>• Sites which do not fall within the above scenarios are considered to have a negligible uncertain effect (0?).</li> <li>• All sites will be assessed as having an uncertain (?) effect on landscape character and features.</li> </ul> <p>In all cases, potential effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
		<p><b>8(b) Settlement character: coalescence</b></p> <p>In addition to the above, sites that are judged to significantly add to the risk of future coalescence of neighbouring settlements are likely to have an adverse effect on settlement character. Sites which represent over 50% of an existing strategic gap between settlements are considered to have a significant adverse effect (--?).</p> <p>Sites which represent between 10% and 50% of an existing strategic gap between settlements are considered to have a minor adverse effect (-?).</p> <p>Sites which represent less than 10% of an existing strategic gap between settlements are considered to have a negligible effect (0?).</p> <p>All these effects are uncertain until the detailed design, layout and landscaping of the sites are known; however, sites which do not sit within a strategic gap, i.e. within an existing urban area or far away from neighbouring settlements, are likely to have a negligible effect with no uncertainty (0).</p> <p><b>8(c) Townscape: regeneration</b></p> <p>In addition to the above, the Council's SHLAA site assessment identifies whether sites are on previously developed land or their redevelopment would be consistent with regeneration objectives (e.g. due to poor current condition). Where this is the case a significant positive effect (++?) has been recorded for townscape, with some uncertainty relating to the appropriateness of the design of the development. A negligible effect for this objective will be recorded if this information is not recorded in the Council's SHLAA assessments.</p> <p>Other townscape, design and green infrastructure aspects of this SA objective are not relevant to SA of the location of housing site allocations.</p> <p>(Sources required: AONB boundary; settlement boundaries; SHLAA site assessment)</p>
9. Conserve and enhance biodiversity.	<p>Avoidance of net loss, damage to, or fragmentation of designated and non-designated wildlife sites and habitats?</p> <p>Opportunities to enhance habitats for protected species and priority species identified in the Kent BAP?</p> <p>Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites?</p> <p>Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas?</p> <p>The maintenance and enhancement of the four</p>	<p>Site options that are close to an international, national or locally designated conservation site have the potential to affect the biodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. However, some built up area may already include urban development close to nature conservation sites. There may also be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>Proximity to designated sites provides an indication of the potential for an adverse effect:</p> <ul style="list-style-type: none"> <li>• Sites within a SSSI, SAC, SPA and/or Ramsar site are likely to have a significant negative (--)</li> <li>• Sites that are wholly or partly within another nationally or locally designated biodiversity site, e.g. National Nature Reserve (NNR), Local Nature Reserve (LNR), Local Wildlife Site (LWS) or areas of ancient woodland are likely to have a significant negative (--) effect.</li> <li>• Sites that are within 250m of a SSSI, SAC, SPA and/or Ramsar site are likely to have an uncertain minor negative (-?) effect.</li> <li>• Sites that are within 250m of a nationally or locally designated biodiversity site are likely to have an</li> </ul>

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
	large scale ecological networks in the District?	<p>uncertain minor negative (-?) effect.</p> <p>Sites which do not fall within the above scenarios are considered to have a negligible uncertain effect (0?). The uncertainty attached to this effect is due to the potential for impacts on undesignated habitats and species of biodiversity interest, both on greenfield and brownfield land.</p> <p>Appropriate mitigation may avoid adverse effects and may even result in beneficial effects. The assessment scores may need to be adjusted to take into account the relationship of the development site option and the designated site. Factors that will be taken into account will include type of development site option, the current use of the site, whether there are existing barriers between the development site and the designated site (e.g. existing built development), and the potential for human disturbance and trampling (e.g. from recreation and dog walking, or from noise or light), where relevant.</p> <p>(Sources required: boundaries of designated wildlife sites.)</p>
<p>10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.</p>	<p>A complementary mix of land uses within compact communities that minimises the length of journeys to services and employment, increases the proportion of journeys made on foot or by cycle, and are of a sufficient density to support local services and public transport provision?</p> <p>Development in locations well served by public transport, cycle paths and walking routes?</p> <p>Support for the objectives of the Shepway Cycling Plan?</p>	<p>Similar assessment criteria to those listed under SA objective 2 are applicable; however, the significance of effects has the potential to be greater against this objective.</p> <p><b>10(a) Reduce the need to travel</b></p> <p>The location of housing sites will not directly affect the number or range of services in a particular location (although a large scale housing development could potentially stimulate the provision of new services). However, the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities, particularly by walking.</p> <ul style="list-style-type: none"> <li>• Where an allocation is within convenient walking distance (800 m) of a Major Employment Site there is a significant positive (++) effect on this aspect of the SA objective due to minimising travel distances and enabling easier access to employment opportunities.</li> <li>• Where an allocation is within 800 m of a shopping parade a minor positive (+) effect is assumed.</li> <li>• Where a site is within walking distance of a site or centre but there are potential barriers to access for all ages and abilities (e.g. topography, major road), the score is downgraded to the next lowest score (e.g. ++ score becomes + or + becomes 0).</li> <li>• Other allocations are assessed as having a negligible effect.</li> </ul> <p><b>10(b) Increase opportunities to choose sustainable transport modes</b></p> <p>The proximity of residential sites to public transport links will affect the extent to which residents are able to make use of non car-based modes of transport to access services, facilities and job opportunities. It is possible that new transport links such as bus routes or cycle paths may be provided as part of larger-scale housing developments but this cannot be assumed.</p> <ul style="list-style-type: none"> <li>• Sites within walking distance of a rail station (800 m) or bus stop (400 m) are assumed to have a significant positive (++) effect on this aspect of the SA objective.</li> <li>• Where a site is within walking distance of rail station or bus stop but there are potential barriers to access for all ages and abilities (e.g. topography, major road), the score is downgraded to +.</li> </ul>

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
		<ul style="list-style-type: none"> <li>Other allocations are assessed as having a negligible effect.</li> </ul> <p>Increasing cycling is an important sustainability objective for Shepway and positive sustainability scores relating to development allocations being within convenient walking distance of services and facilities also reflect the fact that such allocations are also likely to increase the proportion of trips made by bike.</p> <p>(Sources required: GIS mapping of Major Employment Sites; ; shop frontages; train stations; bus stops)</p>
<p>11. Use land efficiently and safeguard soils, geology and economic mineral reserves.</p>	<p>Development that avoids high quality agricultural land?</p> <p>The remediation of contaminated sites?</p> <p>Development on brownfield sites?</p> <p>Development that protects soil processes and functions?</p> <p>Development that protects sites valued for their geological characteristics?</p> <p>Development that avoids sterilising economic mineral reserves?</p>	<p><b>11 (a) Efficient use of land</b></p> <p>Prioritising the development of previously developed (brownfield) land can help to ensure that greenfield land is protected from unnecessary development. It represents a more efficient use of land providing that it is not of high environmental value (e.g. for biodiversity).</p> <ul style="list-style-type: none"> <li>Sites which are mainly brownfield land (&gt;=50%) are assumed to have a minor positive effect (+).</li> <li>Sites which are mainly greenfield land (&gt;50%) are assumed to have a minor negative (-) effect.</li> </ul> <p><b>11 (b) Soil quality and quantity</b></p> <p>Sites on high quality agricultural land would result in land being lost to farming and food production. Therefore, site allocations containing a significant proportion of high quality (grade 1, 2 or 3) agricultural land are assumed to have negative effects on preserving soil quality:</p> <ul style="list-style-type: none"> <li>Sites with a significant proportion (= &gt;25%) of grade 1 or 2 agricultural land are assumed to have a significant negative (-) effect.</li> <li>Sites with a significant proportion (&gt;=25%) of grade 3 agricultural land but no significant proportion at higher grades are assumed to have a minor negative (-) effect.</li> <li>Other sites are assumed to have a negligible (0) effect.</li> </ul> <p><b>11 (c) Land contamination</b></p> <p>Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective (++); if contamination status of the land is unknown an uncertain effect (?) will be recorded; if the site allocation is not thought to be contaminated negligible effect (0) has been recorded.</p> <p><b>11 (d) Minerals safeguarding</b></p> <p>All new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of development sites. However, the location of development sites can influence the efficient use of minerals by their proximity to Mineral Safeguarding Areas as defined by Kent County Council as development in those areas may sterilise mineral resources and restrict the availability of resources in the Districts.</p> <p>Since the new Kent Minerals and Waste Plan 2013-2030 has yet to be adopted, an uncertain effect (?) is identified for sites that overlap a Minerals Safeguarding Area.</p> <p>All other sites are likely to have a negligible effect (0) on this objective.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
		<p><b>Geological quality and quantity</b></p> <p>Local Geological Sites are selected for their educational, historical and/or aesthetic value. The Council has confirmed that no such sites exist within the District.</p> <p>(Sources required: GIS mapping of agricultural land classifications, Minerals Safeguarding Areas, contaminated and brownfield land.)</p>
<p>12. Maintain and improve the quality of groundwater, surface waters and coastal waters.</p>	<p>Development that will not lead to the deterioration of the quality of groundwater, surface waters or coastal waters or deterioration of Water Framework Directive status?</p> <p>Development where adequate foul drainage, sewage treatment facilities and surface water drainage are available?</p> <p>Development which incorporates SuDS (including their long-term maintenance) to reduce and the risk of combined sewer overflows and to trap and break down pollutants?</p>	<p>The location of housing allocations may affect water quality due to spatial variations in the capacity of existing WwTWs and the foul and combined sewer network to accommodate additional demand from new development as well as variations in the sensitivity of groundwater and surface water receptors.</p> <p>In relation to wastewater treatment capacity, the Water Cycle Study<sup>2</sup> did not identify significant constraints to planned development.</p> <p>In relation to the capacity of the foul and combined sewer network to accommodate additional development, the Water Cycle Study identifies a potential capacity issue in the strategic wastewater link between the Westenhanger and Lympe area and Sellindge WwTW. Development in this area could therefore increase the risk of wastewater overflows, with adverse effects on water quality but the risk is judged minor due to the regulatory requirement for the water undertaker to provide a connection to wastewater treatment facilities at some point. It is therefore assumed that residential allocations in the parishes of Lympe, Stanford or Hooks Norton have the potential for minor adverse effects on this SA objective (-?) with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge WwTW or whether such a link will be secured, e.g. via developer contributions.</p> <p>Shepway contains groundwater Source Protection Zones within which there is a risk of contamination of groundwater resources from certain activities. Housing construction within these zones is assessed as having a minor adverse effect on the SA objective but with uncertainty (-?) relating to the construction activities (e.g. dewatering) and mitigation that would be employed.</p> <p>Pollution risks to surface waters from construction of housing are assumed to be fully addressed by compliance with Environment Agency pollution prevention guidance and do not form part of the SA of Site Allocations.</p> <p>All other sites are likely to have a negligible effect (0) on this objective.</p> <p>The potential benefits to water quality of incorporating SuDS are dealt with in the SA of Development Management policies and do not form part of the SA of site allocations.</p> <p>(Sources required: parish boundaries; groundwater Source Protection Zones)</p>
<p>13. Use water resources efficiently.</p>	<p>Development where adequate water supply is available?</p> <p>Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/ EcoHomes Excellent</p>	<p>Development standards in relation to water efficiency are not related to site location therefore the SA of site allocations does not assess this; potential effects of water efficient design are instead dealt with in the SA of Development Management policies.</p> <p>(Sources required: EA none)</p>

<sup>2</sup> Shepway District Council (2011) Shepway Water Cycle Study



SA Objective	Appraisal questions. Will the plan/option lead to...? Standard)?	Assumptions for SA of site options
14. Protect and enhance open space and ensure that it meets local needs.	The provision of and maintenance towards green infrastructure assets and networks (including green open space and river/canal corridors) and ensure that this is linked into new and existing developments, to improve the connectivity of green spaces and green networks?	<p>Where a significant proportion (<math>\geq 25\%</math>) of an allocated site is within an existing area of open space a significant adverse (--) effect is assumed. Where a smaller part (5-25%) of an allocated site is within an existing open space a minor negative (-?) effect is assumed.</p> <p>In both cases uncertainty relates to the extent to which the development will contribute to alternative provision of open space that is lost to development.</p> <p>Site that are <math>&lt; 5\%</math> open space are assumed to have a negligible (0) effect.</p> <p>(Sources required: open space boundaries)</p>

## **Appendix 2**

### Review of other policies, plans and programmes

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
<b>INTERNATIONAL</b>		
<b>European</b>		
EU Seventh Environmental Action Plan (2002-2012)	<p>The EU's objectives in implementing the programme are:</p> <ul style="list-style-type: none"> <li>(a) to protect, conserve and enhance the Union's natural capital;</li> <li>(b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;</li> <li>(c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing;</li> <li>(d) to maximise the benefits of the Union's environment legislation;</li> <li>(e) to improve the evidence base for environment policy;</li> <li>(f) to secure investment for environment and climate policy and get the prices right;</li> <li>(g) to improve environmental integration and policy coherence;</li> <li>(h) to enhance the sustainability of the Union's cities;</li> <li>(i) to increase the Union's effectiveness in confronting regional and global environmental challenges.</li> </ul>	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.
SEA Directive 2001 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	<p>Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.</p> <p>The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.</p>	Requirements of the Directive must be met in Sustainability Appraisals.
The Industrial Emissions Directive 2010 Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objective for reducing pollution.</p>
Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU	<p>The Directive aims to promote the energy performance of buildings and building units.</p> <p>It requests that member states adopt either national or regional</p>	Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	methodology for calculating energy performance and minimum requirements for energy performance.	Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.
The Birds Directive 2009 Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures: <ul style="list-style-type: none"> <li>o Creation of protected areas.</li> <li>o Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</li> <li>o Re-establishment of destroyed biotopes.</li> <li>o Creation of biotopes.</li> </ul>	Local Plan documents should make sure that the upkeep of recognised habitats is maintained and not damaged from development.  Avoid pollution or deterioration of habitats or any other disturbances effecting birds.
The Waste Framework Directive 2008 Directive 2008/98/EC on waste	Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.  Include SA objectives that minimise waste production as well as promote recycling.
The Floods Directive 2007 Directive 2007/60/EC on the assessment and management of flood risk	Establish a framework for the assessment and management of flood risk, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.	Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.  Include SA objectives that relate to flood management and reduction of risk.
The Water Framework Directive 2000 Directive 2000/60/EC establishing a framework for community action in the field of water policy	Protection of inland surface waters, transitional waters, coastal waters and groundwater.	Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.  Include SA objectives to protect and minimise the impact on water quality.
The Environmental Noise Directive 2002 Directive 2002/49/EC relating to the assessment and management of	Defines a common approach to avoid, prevent and reduce the adverse effects due to the exposure to environmental noise.	Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
environmental noise	<p>It also provides a basis for developing European wide measures to deal with noise emitted by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery.</p> <p>Principles of the directive include:</p> <ul style="list-style-type: none"> <li>o Monitoring the environmental problems.</li> <li>o Informing and consulting the public.</li> <li>o Addressing local noise issues</li> <li>o</li> </ul>	<p>Include SA objectives to manage and reduce the impacts of noise.</p>
The Landfill Directive 1999 Directive 99/31/EC on the landfill of waste	<p>Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.</p>	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to increase recycling and reduce the amount of waste.</p>
The Drinking Water Directive 1998 Directive 98/83/EC on the quality of water intended for human consumption	<p>Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.</p>	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>
The Air Quality Framework Directive 1996 Directive 96/62/EC on ambient air quality assessment and management	<p>Avoid, prevent and reduce harmful effects of ambient air pollution on human health and the environment.</p>	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>
Air Quality Directive 2008 Directive 2008/50/EC on ambient air quality and cleaner air for Europe	<p>This directive sets legally binding limits for:</p> <ul style="list-style-type: none"> <li>o Lead</li> <li>o Nitrogen dioxide</li> <li>o Sulphur dioxide</li> <li>o Benzene</li> <li>o Carbon Monoxide</li> </ul>	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to maintain and enhance air quality.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	<ul style="list-style-type: none"> <li>o Arsenic</li> <li>o Cadmium</li> <li>o Nickel</li> <li>o Benzo(a)pyrene</li> <li>o Polycyclic aromatic hydrocarbons</li> <li>o ozone</li> <li>o</li> </ul>	
<p>The Packaging and Packaging Waste Directive 1994</p> <p>Directive 94/62/EC on packaging and packaging waste</p>	<p>Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.</p> <p>By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.</p>	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to minimise the environmental impact of waste and promote recycling.</p>
<p>The Habitats Directive 1992</p> <p>Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora</p>	<p>Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.</p>	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to protect and maintain the natural environment and important landscape features.</p>
<p>The Nitrates Directive 1991</p> <p>Directive 91/676/EEC on nitrates from agricultural sources.</p>	<p>Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.</p> <p>Identification of vulnerable areas.</p>	<p>Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to reduce water pollution.</p>
<p>The Urban Waste Water Directive 1991</p> <p>Directive 91/271/EEC concerning urban waste water treatment</p>	<p>Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.</p>	<p>Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		Include sustainability objectives to reduce water pollution.
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.  Include SA objectives to conserve natural resources and cultural heritage.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	Local Plan documents should take account of the Convention.  Include SA objectives to protect the urban and rural landscape and identify opportunities for enhancement.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)  Revision of the 1985 Granada Convention	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.  Creation of archaeological reserves and conservation of excavated sites.	Local Plan documents should take account of the Convention.  Include SA objectives to protect the archaeological heritage.
<b>Other International</b>		
Johannesburg Declaration on Sustainable Development (2002)	<ul style="list-style-type: none"> <li>o Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.</li> <li>o Renewable energy and energy efficiency.</li> <li>o Accelerate shift towards sustainable consumption and production.</li> <li>o Greater resource efficiency.</li> <li>o New technology for renewable energy.</li> <li>o</li> </ul>	Local Plan documents should take account of the Declaration.  Include SA objectives to enhance the natural environment, promote renewable energy and energy efficiency and sustainable use of natural resources.
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment.	Local Plan documents should take account of the

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	Local authorities should provide for: <ul style="list-style-type: none"> <li>o The right of everyone to receive environmental information</li> <li>o The right to participate from an early stage in environmental decision making</li> <li>o</li> </ul>	Convention.  Ensure that public are involved and consulted at all relevant stages of SA production.
<b>NATIONAL</b>		
National Planning Policy Framework (NPPF) (DCLG, 2012)	Presumption in favour of sustainable development. Delivering sustainable development by:	Local Plan documents must be in conformity with the NPPF.
	Building a strong, competitive economy.	Set out clear economic visions for that particular area.
	Ensuring vitality of town centres.	Recognise town centres as the heart of their communities.
	Promoting sustainable transport	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major road transport infrastructure.
	Supporting high quality communications infrastructure.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.
	Delivering a wide choice of high quality homes.	Identify size, type, tenure and range of housing that is required in particular locations.



Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	Requiring good design.	Establish a strong sense of place to live, work and visit.
	Promoting healthy communities.	Promote safe and accessible environments with a high quality of life and community cohesion.
	Protecting Green Belt Land.	To prevent the coalescence of neighbouring towns.
	Meeting the challenge of climate change, flooding, and coastal change.	Use opportunities offered by new development to reduce causes/impacts of flooding.
	Conserving and enhancing the natural environment.	Recognise the wider benefits of biodiversity.
	Conserving and enhancing the historic environment	<p>Sustain and enhance heritage assets and put them to viable uses consistent with their conservation.</p> <p>A plan may be considered unsound if there has been no proper assessment of the significance of heritage assets in the area, and the plan does not contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment.</p>
	Facilitating the use of sustainable materials.	Include policies which identify and safeguard mineral resources and associated infrastructure and promote the use of recycled/secondary materials prior to the extraction of primary materials.

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
<b>White Papers</b>		
Natural Environment White Paper, 2011 The Natural Choice: securing the value of nature (HM Government, 2011)	<ul style="list-style-type: none"> <li>o Protecting and improving our natural environment.</li> <li>o Growing a green economy.</li> <li>o Reconnecting people and nature.</li> </ul>	Local Plan documents should protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.
Electricity Market Reform White Paper 2011, Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity (DECC, 2011)	<p>This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.</p> <p>15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.</p>	<p>Local Plan documents should support renewable energy generation and encourage greater energy efficiency.</p> <p>Include sustainability objectives to reduce carbon emissions and increase proportion of energy generated from renewable sources.</p>
The Future of Transport White Paper 2004: A network for 2030 (DfT, 2004)	<ul style="list-style-type: none"> <li>o Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</li> <li>o Get the best out of our transport system without damaging our overall quality of life.</li> <li>o Develop strategies that recognise that demand for travel will increase in the future.</li> <li>o Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</li> <li>o</li> </ul>	<p>Local Plan documents should provide for an increase in demand for travel whilst minimising impact on the environment. Policies also needed to promote public transport use rather than increasing reliance on the car.</p> <p>Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.</p>
Energy White Paper: Our Energy Future (2003)	<p>There are four key aims in this document:</p> <p>To put ourselves on a path to cut the United Kingdom carbon dioxide emissions- the main contributor to global warming- by some 60 % by about 2050, with real progress by 2020;</p> <p>To maintain the reliability of energy supplies;</p> <p>To promote competitive markets in the United Kingdom and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and</p> <p>To make sure that every home is adequately and affordably heated.</p>	<p>The Local Plan and its policies need to promote development that is energy efficient and increases the use and/ or availability of renewable energy.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
<p>Water White Paper, 2011</p> <p>Water for Life</p>	<p>Objectives of the White Paper are to:</p> <p>Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it;</p> <p>Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction;</p> <p>Keep short and longer term affordability for customers at the centre of decision making in the water sector;</p> <p>Protect the interests of taxpayers in the policy decisions that we take;</p> <p>Ensure a stable framework for the water sector which remains attractive to investors;</p> <p>Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs;</p> <p>Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and</p> <p>Set out roles and responsibilities – including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators.</p>	<p>Include sustainability objectives that relate to water quality and quantity.</p>
<p>Urban White Paper 2000, Our Towns and Cities: The Future – delivering an urban renaissance (ODPM, 2000)</p>	<p>Provide for new sustainable homes that are attractive, safe and practical. Retain people in urban areas by, for example, making them more desirable places to live. Improve quality of life, opportunity and economic success through tailored solutions in towns and cities.</p> <p>3.8 million more homes needed by 2021. Local strategies needed to meet the needs of local people developed through partnerships. Sets targets for development on brownfield sites and through conversion of existing buildings now superseded by the NPPF.</p>	<p>Local Plan documents should seek to deliver better towns and cities taking into account the key aims of the White Paper.</p> <p>Include sustainability objectives to ensure that the majority of new development is built on brownfield sites and aim to improve the quality of life of residents in towns and cities.</p>
<p>Heritage Protection for the 21st Century: White Paper (2007)</p>	<p>The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:</p> <ul style="list-style-type: none"> <li>o Developing a unified approach to the historic environment;</li> <li>o Maximising opportunities for inclusion and involvement;</li> </ul>	<p>The new Shepway Local Plan policies will need to ensure that they protect the Borough's heritage assets.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	<p>and</p> <ul style="list-style-type: none"> <li>○ Supporting sustainable communities by putting the historic environment at the heart of an effective planning system</li> </ul>	
Rural White Paper 2000, Our Countryside: The Future – a fair deal for rural England (ODPM, 2000)	<ul style="list-style-type: none"> <li>○ Facilitate the development of dynamic, competitive and sustainable economies in the countryside.</li> <li>○ Maintain and stimulate communities and secure access to services for those who live and work in the countryside.</li> <li>○ Conserve and enhance rural landscapes.</li> </ul>	Local Plan documents should help increase employment and services in the rural parts of the District whilst conserving the landscape.
<b>Policies and Strategies</b>		
National Planning Practice Guidance, DCLG, 2014	<p>On a range of topics that link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> <li>○ Air quality</li> <li>○ Climate change</li> <li>○ Conserving and enhancing the historic environment</li> <li>○ Flood risk</li> <li>○ Health and well being</li> <li>○ Housing and economic development</li> <li>○ Natural environment</li> <li>○ Minerals</li> <li>○ Rural housing</li> <li>○ Open space</li> <li>○ Transport</li> <li>○ Waste</li> <li>○ Water supply, wastewater and water quality</li> </ul>	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on undertaking sustainability appraisals which can be taken into consideration.
National Planning Practice Guidance (2014)	The National Planning Practice Guidance provides technical guidance on topic areas in order to support policies set out within the NPPF. It aims to allow for sustainable development as guided by the NPPF.	The new Shepway Local plan will need to reflect the guidance set out within the NPPG
Localism Act (2011)	The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of	The Local Plan will need to reflect the principles of Localism as identified in the document. The Local Plan will need to incorporate the concept of

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	<p>decisions that matter to them. The Localism Act includes a number of important packages.</p> <p>The new act makes it easier for local people to take over the amenities they love and keep them part of local life;</p> <p>The act makes sure that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done.</p> <p>The act places significantly more influence in the hands of local people over issues that make a big difference to their lives.</p> <p>The act provides appropriate support and recognition to communities who welcome new development.</p> <p>The act reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future.</p> <p>The act reinforces the democratic nature of the planning system passing power from bodies not directly to the public, to democratically accountable ministers.</p> <p>The act enables Local Authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective.</p> <p>The act gives Local Authorities more control over the funding of social housing, helping them plan for the long- term.</p> <p>In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>	<p>Neighbourhood Planning, with the intention of giving neighbourhoods far more ability to determine the shape of the places in which people live.</p>
<p>National Policy Statement EN1: Overarching Energy Policy Statement (2011)</p>	<p>This policy document sets out government policy for the delivery of major planning applications for energy development. The document also specifies the criteria for waste management, traffic and transport , water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape , visual impact , dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.</p>	<p>The new Local Plan will need to be consistent with the National Policy Statement.</p>
<p>National Policy Statement EN3: Renewable Energy Infrastructure (2011)</p>	<p>The statement provides the primary basis for decisions on major applications for nationally significant renewable energy infrastructure; this includes biomass ad waste combustion and onshore and offshore wind.</p>	<p>The new Local Plan will need to be consistent with the National Policy Statement</p>
<p>National Policy Statement EN4: National Policy Statement for Gas Supply Infrastructure and Gas Oil pipelines</p>	<p>Taken with the overarching national policy statement for energy, the statement provides the primary basis for decisions on major applications for gas supply infrastructure and gas and oil pipelines.</p>	<p>The Local Plan will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
(2011)		
EN5: National Policy Statement for Electricity for Electricity Networks (2011) Infrastructure	This statement provides the primary basis for decisions on major applications for electricity networks infrastructure.	The Local Plan will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.
National Policy Statement EN6: Nuclear Power Generation (2011)	This statement provides the primary basis for decisions on major planning applications for Nuclear Power infrastructure.	The Local Plan will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.
Energy Act (2008)	<p>The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets.</p> <p>Objectives: Electricity from Renewable Sources: changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO.</p> <p>Feed in tariffs for small scale, low carbon generators of electricity. Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years.</p> <p>Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.</p>	Policies and Site Allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat of climate change.
National Planning Policy for Waste (2014)	<p>Key planning objectives are identified within National Planning Policy for Waste, requiring planning authorities to:</p> <ul style="list-style-type: none"> <li>o help deliver sustainable development through driving waste management up the waste hierarchy</li> <li>o Ensure waste management is considered alongside other spatial planning concerns</li> <li>o provide a framework in which communities take more responsibility for their own waste</li> <li>o help secure the recovery or disposal of waste without endangering human health and without harming the environment,</li> <li>o ensure the design and layout of new development supports sustainable waste management</li> </ul>	Include sustainability objective that relates to waste reduction.
National Policy Statement: Waste Water (2012)	The National Policy Statement sets out Government Policy for the provision of major waste water infrastructure. It will be used by the decision makers as the primary basis for deciding development consent that fall within the definition of Nationally Significant Infrastructure projects as defined in the Planning Act 2008.	The Local Plan will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.

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<p>Door to Door: A Strategy for Improving Sustainable Transport Integration (DfT, 2013)</p>	<p>The strategy focuses on four core areas which need to be addressed so that people can be confident in choosing greener modes of transport:</p> <ul style="list-style-type: none"> <li>o Accurate, accessible and reliable information about different transport options</li> <li>o Convenient and affordable tickets</li> <li>o Regular and straightforward connections at all stages of the journey and between different modes of transport</li> <li>o Safe and comfortable transport facilities</li> </ul>	<p>Local Plan documents should take into account their role in addressing the four core areas outlined in the Strategy.</p> <p>Include SA objectives relating to high quality, efficient sustainable transport systems.</p>
<p>Planning Policy for Traveller Sites (DCLG, 2012)</p>	<p>This document sets out the Government's planning policy for traveller sites, replacing ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites and Circular 04/2007: Planning for Travelling Showpeople. It sets out the Government's aims in respect of Traveller's sites, including:</p> <ul style="list-style-type: none"> <li>o To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.</li> <li>o To encourage local planning authorities to plan for sites over a reasonable timescale.</li> <li>o That plan-making and decision-taking should protect Green Belt from inappropriate development.</li> <li>o For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies.</li> <li>o To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.</li> <li>o To reduce tensions between settled and traveller communities in plan making and planning decisions.</li> <li>o To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure.</li> <li>o For local planning authorities to have due regard to the protection of local amenity and local environment.</li> </ul>	<p>The Core Strategy and Gypsy and Traveller Site Allocation Policies will need to be in conformity with this document which sets out national policy for planning for Traveller sites.</p> <p>Include a sustainability objective relative to supply of housing available to all.</p>
<p>DECC (2011) UK Renewable Energy</p>	<ul style="list-style-type: none"> <li>o Make the UK more energy secure</li> </ul>	<p>Include objectives relating to renewable energy</p>

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Roadmap (updates setting out progress and changes to the strategy dated 2013 and 2013)	<ul style="list-style-type: none"> <li>o Help protect consumers from fossil fuel price fluctuations.</li> <li>o Help drive investment in new jobs and businesses in the renewable energy sector.</li> <li>o</li> </ul>	generation and energy efficiency.
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)	<p>The aim of the Strategy is to guide conservation efforts in England up to 2020. Moving further on from 2020, the ambition is to move from a net biodiversity loss to gain.</p> <p>The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> <li>o Agriculture</li> <li>o Forestry</li> <li>o Planning and Development</li> <li>o Water Management</li> <li>o Marine Management</li> <li>o Fisheries</li> <li>o Air Pollution</li> <li>o</li> </ul>	<p>Local Plan documents should take into account their role in seeking to prevent the degradation of biodiversity and ecosystem services within Shepway. Local Plan documents should also recognise their contribution to securing a net gain in biodiversity.</p> <p>Include SA objective relating to the protection and enhancement of the natural environment.</p>
Safeguarding our Soils: A Strategy for England (DEFRA, 2009)	<p>The vision is "by 2030, all England's soils will be managed sustainability and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations".</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> <li>o Better protection for agricultural soils.</li> <li>o Protecting and enhancing stores of soil carbon.</li> <li>o Building the resilience of soils to a changing climate.</li> <li>o Preventing soil pollution.</li> <li>o Effective soil protection during construction and development.</li> <li>o</li> </ul>	<p>Local Plan documents should help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.</p> <p>Include SA objective which seeks to safeguard and enhance the quality of soil.</p>
The Code for Sustainable Homes: Setting	The Code is a standard designed to improve the sustainability of new	Local Plan documents should take into account their



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the standard in sustainability for new homes (DCLG, 2008)	<p>homes. This sets out the assessment process and performance standards required for the Code for Sustainable Homes.</p> <p>In January 2014 the Government responded to the Environmental Audit Committee's report on the Housing Standards Review consultation, stating</p>	roles in promoting the implementation of the Code (or corresponding sustainability requirements in the Building Regulations) for all residential development.
Laying the Foundations: A Housing Strategy for England (DCLG, 2011)	Aims to provide support to deliver new homes and improve social mobility.	Local Plan documents should encourage development of residential properties.
Securing the Future: Delivering UK Sustainable Development Strategy (DEFRA, 2005)	<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:</p> <ul style="list-style-type: none"> <li>o sustainable consumption and production;</li> <li>o climate change and energy;</li> <li>o natural resource protection and environmental enhancement; and</li> <li>o sustainable communities.</li> <li>o Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.</li> </ul>	<p>Local Plan documents should meet the aims of the Sustainable Development Strategy.</p> <p>Include SA objectives to cover the shared priorities.</p>
Building a Greener Future: Policy Statement (DCLG, 2007)	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	Local Plan documents should ensure residential development is zero carbon by 2016.
The UK Renewable Energy Strategy (DECC, 2009)	<ul style="list-style-type: none"> <li>o Increase our use of renewable electricity, heat and transport, and help tackle climate change.</li> <li>o Build the UK low-carbon economy, promote energy security and take action against climate change.</li> <li>o 15% of energy from renewable sources by 2020.</li> <li>o 2 emissions by 750 million tonnes by 2030.</li> </ul>	<p>Local Plan documents should encourage developments that would support renewable energy provision including electricity, heat and transport.</p> <p>Include SA objectives relating to increasing energy provided from renewable sources.</p>

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The Climate Change Act (2008)	<p>The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol.</p> <p>The Climate Change Act includes the following:</p> <p>2050 target. The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low- carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions.</p> <p>Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027.</p>	The new Shepway Local Plan policies must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.
The Energy Efficiency Opportunity in the UK (DECC, 2012)	<p>This is an Energy Efficiency Strategy aiming to realise the wider energy efficiency potential that is available in the UK economy.</p> <p>The Strategy identifies four barriers to energy efficiency which need to be overcome which include:</p> <ul style="list-style-type: none"> <li>o Embryonic markets.</li> <li>o Information.</li> <li>o Misaligned financial incentives.</li> <li>o Undervaluing energy efficiency.</li> </ul> <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21<sup>st</sup> century energy management initiatives on 19<sup>th</sup> century homes.</p>	<p>Local Plan documents should seek to address the barriers identified within the Strategy and improve the existing building stock through appropriate adaptation measures.</p> <p>Include SA objectives relating to energy efficiency and adaptation of the existing building stock.</p>
UK Bioenergy Strategy (2012)	<p>The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy.</p> <p>In summary the four principles state that:</p> <p>Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond.</p>	The principles of the Bioenergy Strategy 2012 will need to be reflected within the new Shepway Local Plan policies.

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	<p>Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals.</p> <p>Support for bioenergy should aim to maximise the overall benefits and minimise costs (quantifiable and non-quantifiable) across the economy.</p> <p>At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as food security and biodiversity.</p>	
<p>The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)</p>	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> <li>o Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change”.</li> <li>o Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”.</li> <li>o Healthy and resilient communities – “a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate”.</li> <li>o Agriculture and Forestry – “profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity”.</li> <li>o Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”.</li> <li>o Business – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”.</li> </ul>	<p>Local Plan documents should take account of the visions set out in the Programme.</p> <p>Include SA objectives which seek to promote the implementation of adaptation measures to make Shepway more resilient to a changing climate.</p>

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	<ul style="list-style-type: none"> <li>○ “Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate”.</li> </ul>	
<p>Healthy Lives, Healthy People: our Strategy for public health in England (Department of Health, 2010)</p>	<p>Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.</p>	<p>Policies within the Local Plan documents should reflect the objectives of the strategy where relevant.</p>
<p>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)</p>	<ul style="list-style-type: none"> <li>○ Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</li> <li>○ Render polluting emissions harmless.</li> <li>○</li> </ul>	<p>Local Plan documents should take account of the likely impact on air quality from development.</p> <p>Include SA objectives to protect and improve air quality.</p>
<p>Future Water: The Government’s Water Strategy for England (DEFRA, 2008)</p>	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 is one where we, as a country have:</p> <ul style="list-style-type: none"> <li>○ “improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps;</li> <li>○ Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water;</li> <li>○ Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges;</li> <li>○ Cut greenhouse gas emissions; and</li> <li>○</li> </ul>	<p>Local Plan documents should aim to contribute to the vision set out in this Strategy.</p> <p>Include SA objectives which seek to protect, manage and enhance the water environment.</p>
<p>Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<p>The Strategy vision for water resource “is for there to be enough water for people and the environment, meeting legitimate needs”.</p> <p>Its aims include:</p> <ul style="list-style-type: none"> <li>○ To manage water resource and protect the water environment from climate change.</li> </ul>	<p>Policies within the Local Plan should reflect the aims of the strategy where relevant.</p> <p>Include SA objective which seeks to promote water management and efficiency.</p>

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	<ul style="list-style-type: none"> <li>○ Restore, protect, improve and value species and habitats that depend on water.</li> <li>○ To contribute to sustainable development through good water management.</li> <li>○ People to understand how water and the water environment contribute to their quality of life.</li> </ul>	
<p>The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)</p>	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> <li>○ “manage the risk to people and their property;</li> <li>○ Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national;</li> <li>○</li> </ul>	<p>Local Plan documents should seek to reduce and manage the risk of all type of flooding.</p> <p>The SA framework should include objectives/indicators which seek to reduce the risk and manage flooding sustainably.</p>
<p>Waste Strategy for England 2007 (DEFRA, 2007)</p>	<p>Future of waste management – the government commitment.</p> <ul style="list-style-type: none"> <li>○ Tackle the amount of waste produced, by breaking the link between economic growth and waste production.</li> <li>○ Put waste which is produced to good use through substantial increases in re-use, recycling, composting, and recovery of energy.</li> </ul>	<p>Local Plan documents should encourage the minimisation of waste production and the maximisation of recycling and re-use of materials.</p>
<p>Waste Management Plan for England (2013)</p>	<p>The Waste Management Plan follows the EU principal of waste hierarchy. This requires that prevention of waste, preparing for reuse and recycling should be given priority order in any waste legislation and policy. From this principal a key objective of The Plan is to reduce the level of waste going to landfill and to encourage recycling. The Plan also requires that larger amounts of hazardous waste should be disposed of at specially managed waste facilities.</p>	<p>The new Shepway Local Plan policies will be required to incorporate the objectives of the national waste policy. In order to encourage the reduction of waste and the reuse of materials.</p>
<p>National Policy Statement: Hazardous Waste (2013)</p>	<p>Without sustainable management, hazardous waste may pose a risk to human health and the environment. We also need to manage our hazardous waste in a more sustainable way and ensure that where possible, we recycle and recover hazardous waste rather than sending it for disposal. The NPS was published by the Secretary of State and sets out the strategic need justification of government policy for the provision of such infrastructure. It will be used to guide decisions made by the planning inspectorate.</p>	<p>The Local Plan will need to consider and be consistent with policies and objectives of the National Policy Statement.</p>

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The Carbon Plan: Delivery our Local Carbon Future (2011)	<p>The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets.</p> <p>Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.</p>	The new Shepway Local Plan will need to include policies that reflect the targets within the Carbon Plan.
National Infrastructure Plan 2014	The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The Plan also highlights what steps the government will take to ensure effective delivery of its key projects	The Shepway Local Plan objectives and policies should support the delivery of infrastructure to support new development.
English Heritage Historic England Corporate Plan 2015 to 2018 (2015)	<p>The plan sets out its three purposes as to:</p> <p>Secure the preservation of ancient monuments and historic buildings;</p> <p>Promote the preservation and enhancement of the character and appearance of conservation areas; and</p> <p>Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings.</p>	The local plan should contain a planning framework which safeguards the historic environment.
Safeguarding our Soils- A Strategy for England (2011)	Current practices focus on protecting English soils and the important ecosystem services they provide. Research is focused on addressing evidence gaps to adapt and refine these policies in order to strengthen protection and their resilience as the climate changes. A Soil Strategy for England sets out the current policy context on soils and a number of core objectives for policy and research.	The new Shepway Local Plan will need to include policies on the safeguarding of soils.
Lifetime Neighbourhoods (2011)	This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/well-being and housing.	The policies and site allocations will need to reflect the requirements set out within the national strategy.
The Plan for Growth implementation update (2013)	<p>The plan for growth, published alongside Budget 2011, and as part of the Autumn Statement 2011, announced a programme of structured reforms to remove barriers to growth for businesses and equip the UK to compete in the global race. These reforms span a range of policies including improving UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment, to achieve the governments four ambitions for growth:</p> <p>Creating the most competitive tax system in the G20</p> <p>Encouraging investment and exports as a route to a more balanced economy</p> <p>Making the UK the best place in Europe to start, finance and grow a</p>	The new Shepway Local Plan policies will need to reflect the ambitions set out within the Plan for Growth 2013.

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	business Creating a more educated workforce that is the most flexible in Europe.	
Green Infrastructure and the Urban Fringe (Natural England, 2009)	Promotes the concept of multifunctionality – the integration and interaction of different activities on the same parcel of land. The Countryside In and Around Towns programme acknowledges Green Infrastructure as a key mechanism for delivering regional and local change. The strategy promotes regional coalitions to pool resources, regional stocktakes to examine the extent, state and potential of the GI, influencing RSS and LDFs, putting forward exemplar projects as examples of good practice to learn from.	Policies and Site Allocations to deliver new green infrastructure and enhancement of existing assets in and around new developments to contribute to better quality, multifunctional environments.
Working with the grain of nature – A Biodiversity Strategy for England (2011))	This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally.	Reversing the long-term decline in the number of farmland birds by 2020, as measured annually against underlying trends.  Minimise loss of biodiversity when allocating sites for development.
Water for Life and Livelihoods: A Strategy for River Basin Planning (Environment Agency, 2006)	This document set out the Environment Agency's strategy to implement the European Water Framework Directive (WFD) by managing water based on river basin planning. The document aims to reduce pollution, prevent deterioration and improve the condition of aquatic ecosystems including wetlands.	Shepway Local Plan policies should promote efficient use of water in new developments and good management of water resources
<b>SUB-NATIONAL/REGIONAL</b>		
Kent Minerals and Waste Plans	<ul style="list-style-type: none"> <li>• Set out the vision and strategy for mineral provision and waste management in Kent</li> <li>• Contain a number of development management policies for evaluating minerals and waste planning applications</li> <li>• Consider strategic site provision for all minerals and waste management facilities, and</li> <li>• Plan to the year 2030.</li> </ul>	Local Plan documents should take into the mineral supply and waste hierarchies and ensure mineral supply is not compromised. Take account of mineral safeguarding areas, new primary extraction facilities and safeguarded existing facilities during the selection of land for development.  The SA framework should include objectives which consider the safeguarded sites and areas for future minerals supply.
Local Transport Plan for Kent 2011-2016	<ul style="list-style-type: none"> <li>• The Plan explains how the County will prioritise planned measures under five Themes based on the previous Government's five National Transport Goals as set out in the LTP3 Guidance, but made relevant to Kent:               <ul style="list-style-type: none"> <li>○ Growth Without Gridlock</li> <li>○ A Safer and Healthier County</li> </ul> </li> </ul>	The Shepway Places and policies Local Plan should take into account the five themes of the Plan and ensure they are not compromised.  SA objectives/indicators should seek to improve access to sustainable high quality modes of transport, ensure safety on the network is enhanced

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	<ul style="list-style-type: none"> <li>o Supporting Independence</li> <li>o Tackling a Changing Climate</li> <li>o Enjoying Life in Kent</li> </ul>	and reduce congestion.
East Kent Local Investment Plan 2011-2026	<ul style="list-style-type: none"> <li>• The Local Investment Plan (LIP) family of publications present the East Kent Local Strategic Partnership's (LSP) proposals to deliver its vision:</li> <li>• By 2030, East Kent will have blended the best of its coastal location, landscape, culture and heritage to build a lasting beacon of success for the benefit of all its communities.</li> </ul>	<p>Local Plan documents should take into account their role in addressing the key themes and priorities identified within the Investment Plan.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
Lighting the way to success The EKLSP Sustainable Community Strategy (2009)	<ul style="list-style-type: none"> <li>• "Lighting the Way to Success" is a long-term vision – it looks forward more than 20 years to 2030. By 2030, East Kent will have blended the best of its coastal location, landscape, culture and heritage to build a lasting beacon of success for the benefit of all its communities.</li> </ul>	<p>The Shepway Places and policies Local Plan should take into account its role in achieving the objectives set out in the East Kent Community Strategy.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
A Living Landscape for the South East	<ul style="list-style-type: none"> <li>• Vision for the South East ecological network.</li> </ul>	<p>The Shepway Places and Policies Local Plan should take into account its role in promoting the green network across the area.</p> <p>The SA framework should include objectives/indicators which seek to maintain and enhance the green network.</p>
East Kent Gypsy and Traveller Accommodation Assessment Report (2014)	<ul style="list-style-type: none"> <li>• Assess the accommodation needs of Gypsies and Travellers in the sub-region from 2013 – 2027.</li> </ul>	<p>The Shepway Places and Policies Local Plan should take into account its role in allocating and safeguarding sites for Gypsy and traveller accommodation.</p> <p>The SA framework should include objectives/indicators which seek to preserve the rights of gypsy and travellers and improve their integration into the local community.</p>
Growing the Garden of England: A strategy for environment and economy in	<ul style="list-style-type: none"> <li>• The 2011 strategy has three themes:</li> <li>• Living well within our environmental limits.</li> </ul>	The Shepway Places and Policies Local Plan should take into account its role in protecting, managing and maximising the benefits of the District's



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Kent (2011)	<p>Rising to the climate change challenge.</p> <p>Valuing our natural, historic and living environment.</p> <ul style="list-style-type: none"> <li>It is one of a suite of strategies, developed in 2010, that supports a revised Vision for Kent to deliver social, economic and environmental wellbeing for Kent's communities over the next 20 years. The 2011 strategy sets out how we will achieve a high-quality Kent environment, low carbon, resilient to climate change, and that has a thriving 'green economy' at its heart.</li> </ul>	<p>Ecosystem Services without compromising the environment.</p> <p>The SA framework should include objectives/indicators which seek to maximising the benefits of the District's Ecosystem Services without compromising the environment.</p>
Kent Biodiversity Action Plan & Securing the value of nature in Kent (2011)	<ul style="list-style-type: none"> <li>Action plans for the 85 UK BAP priority species and 28 BAP habitats</li> </ul>	<p>The Shepway Places and Policies Local Plan should protect the intrinsic value of the identified habitats and seek to improve them where possible.</p> <p>The SA framework should include an objective/indicator which seeks to conserve and enhance the identified habitats and species.</p>
Kent Design Initiative (and Guide)	<ul style="list-style-type: none"> <li>Initiative to create a showcase of great buildings, memorable and attractive new places that reinforce Kent's distinctive character.</li> </ul>	<p>The Shepway Places and Policies Local Plan should contain development management policies that are consistent with the content of the Kent Design Guide.</p> <p>The SA framework should include an objective/indicator which seeks to retain the character of the District built environment and promote its qualities in new developments.</p>
Kent Health and Affordable Warmth Strategy	<ul style="list-style-type: none"> <li>Fuel poverty is linked to general poverty. Strategy aimed at leading to the eradication of fuel poverty in Kent.</li> </ul>	<p>Local Plan documents should take into account their role in providing local communities with more opportunities to improve their health and wellbeing and reduced inequality.</p>
Active Lives: 2007-2016, Kent Adult Social Services	<ul style="list-style-type: none"> <li>A picture of how Kent Adult Social Services will look in 10 years' time.</li> </ul>	<p>The SA framework should include objectives/indicators which consider a range of social and environmental matters, including health and wellbeing and affordable warmth.</p>
Kent Downs AONB management plan (2009-2014)	<ul style="list-style-type: none"> <li>The ultimate goal of the Management Plan is to ensure that the natural beauty and special character of the landscape and vitality of the communities are recognised, maintained and strengthened well into the future</li> </ul>	<p>Local Plan should take account of the special qualities of the Kent Downs AONB and ensure that its policies are compatible with those outlined within the management plan.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		<p>The SA framework should include objectives/indicators which consider landscape and ecological matters.</p>
<p>Strategic Housing Market Assessment for the East Kent Sub-region (SHMAA) (2009)</p>	<ul style="list-style-type: none"> <li>The study has identified twenty-one local housing markets, some of which straddle district boundaries, and some of which cross into areas administered by other local authorities. The proximity of East Kent to Kent Thames Gateway (which includes part of Swale), Ashford, and the London housing markets all exert influence on the housing and employment markets in the sub-region. There are different degrees of isolation and interaction with, for example, the Thanet markets being self-contained, while others, such as local markets based within Swale and Canterbury, exhibiting broader horizons. All told, however, compared to the rest of Kent and the rest of the South East, East Kent is relatively isolated and self-contained.</li> </ul>	<p>The Shepway Places and Policies Local Plan should provide sites for high quality, affordable homes with an appropriate range of tenures, layouts and designs and encourage the refurbishment of empty homes in the District.</p> <p>SA objectives should improve access to good quality and affordable housing.</p>
<p>East Kent Homelessness Strategy (2010-2013) Action Plan</p>	<ul style="list-style-type: none"> <li>Major considerations include homelessness prevention, temporary accommodation and long-term housing solutions</li> </ul>	<p>The Shepway Places and Policies Local Plan should take into account its role in supplying and safeguarding accommodation for the homeless.</p> <p>SA should consider use of district wide homelessness data as an indicator.</p>
<b>LOCAL</b>		
<p>Shepway Rural Services Study (2011)</p>	<p>This study aims to review the current position of rural areas within Shepway by combining existing data sources and officer field studies to aid in the assessment of Local Plan policies and inform the direction of future policy.</p>	<p>The Shepway Places and Policies Local Plan should take into account the needs and opportunities of the Districts rural economy.</p> <p>The SA framework should consider the needs and opportunities of the District's rural economy and communities.</p>
<p>Shepway District Local Brownfield Strategy (2011)</p>	<p>The key aim of Shepway's Brownfield Land Strategy is to develop an understanding of the brownfield land in the area and to establish how this can be brought back into productive and beneficial use.</p>	<p>The Shepway Places and Policies Local Plan should maximise the use of brownfield before allocating land on greenfield sites.</p> <p>The SA framework should consider the need to maximise the efficiency of land use in the District by using brownfield land before greenfield land.</p>
<p>Population Forecasts 2006 - 2026</p>	<p>Forecasts/ projections have been produced for the district as a whole and</p>	<p>The Shepway Places and Policies Local Plan should</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	for individual wards within the district.	<p>take into account its role in supplying accommodation and employment opportunities for its growing population.</p> <p>SA should consider the use of accurate and up-to-date population data as an indicator.</p>
Shepway Employment Land Review (2011)	Employment land review to inform the preparation of the District's planning policies.	<p>The Shepway Places and Policies Local Plan should provide sites for a range of high quality employment sites with an appropriate range of use classes.</p> <p>SA objectives should improve access to good quality, easily accessible employment opportunities.</p>
Retail Need Assessment Study (2010 Update)	<p>The study identifies a lower expenditure growth to 2026 compared with the 2007 study, and consequently identifies lower need for retail floor space compared to figures given in the 2008 update.</p> <p>This reflects the impact of the current recession on retail expenditure growth forecasts for the next ten year period.</p>	<p>The Shepway Places and Policies Local Plan should provide sites for a range of retail sites.</p> <p>SA objectives should improve access to good quality and a good range of easily accessible retail services.</p>
Folkestone Town Centre Spatial Strategy (2011)	<p>Key objective of the study is to improve the quality and functionality of the public realm through identifying:</p> <ul style="list-style-type: none"> <li>• opportunities to re-model the highway network to reduce its dominance and improve legibility;</li> <li>• improvements to accessibility and connectivity for pedestrians, particularly from the station to the town centre and seafront;</li> <li>• opportunities to enhance the character and public realm of the town centre.</li> </ul>	<p>The Shepway Places and policies Local Plan should take into account the existing visions for Shepway's town centres and contribute to the regeneration of Folkestone town centre.</p> <p>The SA framework should consider regeneration of key areas within Shepway District.</p>
Windfalls, Housing Supply and Policy Update (2012)	Evidence supporting modifications put forward by Shepway District Council to its Core Strategy Local Plan [G15] in October 2012.	<p>The Shepway Places and Policies Local Plan should provide high quality, affordable homes with an appropriate range of tenures, layouts and designs and encourage the refurbishment of empty homes in the District.</p> <p>SA objectives should improve access to good quality and affordable housing.</p>
Economic Viability Assessment (2011)	A district-wide affordable housing viability assessment for housing delivery over the lifetime of the Core Strategy.	The Shepway Places and Policies Local Plan should provide high quality, affordable homes and

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		<p>encourage the refurbishment of empty homes in the District.</p> <p>SA objectives should improve access to good quality and affordable housing.</p>
Strategic Housing Land Availability Assessment (SHLAA) (2009-2010) & Update (2011-2012)	The Shepway SHLAA has produced a very large amount of information. However the conclusions are clear: the identified pool of possible housing sites is more than sufficient to allow a genuine range of strategic options to be considered.	<p>The Shepway Places and Policies Local Plan should provide sites for high quality, affordable homes with an appropriate range of tenures, layouts and designs and encourage the refurbishment of empty homes in the District.</p> <p>SA objectives should improve access to good quality and affordable housing.</p>
Open Spaces, Sports and Recreation Study (2011)	The purpose of this report is to inform the Shepway planning policies for planning, especially the Core Strategy. It does this by bringing together findings of two primary research studies undertaken by Shepway District Council on open space topics; and is complemented by other evidence base studies.	<p>The Shepway Places and Policies Local Plan should take into account its role in protecting formal playing pitches from inappropriate development and ensuring the supply of formal playing pitches meets the demand.</p> <p>Include a sustainability objective relating to the protection, enhancement, increasing provision of, increasing participation in and improving access to the District's sports pitches and facilities.</p>
Shepway Green Infrastructure Report (2011)	This report comprises the evidence base in respect of Green Infrastructure (GI), which is essentially the network of multi-functional green space which supports natural and ecological processes and is integral to the health and quality of life of sustainable communities.	<p>The Shepway Places and Policies Local Plan should take into account its role in promoting the green network across the area.</p> <p>The SA framework should include objectives/indicators which seek to maintain and enhance the green network.</p>
Shepway Strategic Flood Risk Assessment (SFRA) (2009) & Strategic Flood Risk Assessment (SFRA) Update (2015)	This study provides an analysis of the main sources of flood risk to the District, together with a detailed means of appraising development allocations and existing planning policies against the risks posed by coastal flooding over this coming century.	<p>Policies within the Local Plan should reflect the actions identified within the assessment where relevant.</p> <p>Include SA objective which seeks to promote flood risk management.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
Shepway Water Cycle Study (2011)	This report examines the issues relating to water within the context of the district and the physical characteristics of its hydrology. One of the primary reasons for producing this report was to investigate the potential impact of new growth proposed under the Core Strategy. The report provides a simple analysis of the hydrology of the district in the context of the South East of England, a résumé of existing planning legislation and an overview of the Water Framework Directive, the primary piece of legislation that exists to protect the quantity and quality of water in the natural environment.	Policies within the Local Plan should reflect the actions identified within the study where relevant.  Include SA objective which seeks to promote water management and efficiency.
Shepway Transport Strategy (2011) Appendices and Update Highways Impact Report (2012) – to be updated.	The remit of the Transport Strategy is to include and consider both transport matters which relate to the existing district area, as well as those relating to the potential Strategic Site allocations which have been made for future development.	The Shepway Places and policies Local Plan should consider transport matters relating to its strategic site allocations for future domestic, economic and mixed-use developments.  SA objectives/indicators should seek to improve access to sustainable high quality modes of transport, ensure safety on the network is enhanced and reduce congestion.
Shepway Economic Development Strategy (2012-2017)	This strategy provides a framework for the economic development of Shepway over the coming years and followed the Council's Corporate Plan 2012-2017 which sets out to support the growth and sustainability of the economy to increase prosperity.	The Shepway Places and Policies Local Plan should seek to promote economic growth through an appropriate allocation of mixed-use developments and town centre regeneration in line with the vision and priorities set out in the strategy.  The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.
Shepway Housing Strategy 2011-2016	There are approximately 48,200 residential dwellings in the Shepway District. Overall the housing market within Shepway is essentially similar to other district housing markets across South East England. Owner-occupation is the dominant form of tenure. The key differences for the Shepway District are the relatively high proportion of private rented accommodation and the relatively low proportion of council and housing association rented accommodation.	The Shepway Places and Policies Local Plan should provide high quality, affordable homes and encourage the refurbishment of empty homes in the District.  SA objectives should improve access to good quality and affordable housing.
Shepway Core Strategy (2013)	<ul style="list-style-type: none"> <li>Key part of the Local Plan, containing the spatial strategy for the area and strategic planning policies.</li> </ul>	The Shepway Places and Policies Local Plan should build on the spatial and strategic planning policies outlined in the Shepway Core Strategy.

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		The SA framework should include objectives/indicators which consider a range spatial and strategic policies covering the spectrum of sustainable development issues.
Shepway Crime and Disorder Reduction Strategy (2005-2008)	<ul style="list-style-type: none"> <li>Aims to build safer communities by addressing key causal factors of crime by fostering good partnerships between the voluntary, private and public sectors and the local community.</li> </ul>	<p>The Shepway Places and Policies Local Plan should ensure measures are secured which enhance community safety and reduce the fear of crime.</p> <p>Include a sustainability objective which seeks to make Shepway a safer place.</p>
Shepway Contaminated Land Strategy (2002)	<ul style="list-style-type: none"> <li>Requirement of Environmental Protection Act 1990. Sets out the approach to identification of contaminated land across Shepway and how certain sites will be designated special sites.</li> </ul>	<p>The Shepway Places and Policies Local Plan should ensure that contaminated land is taken into account when selecting sites for development and in consideration of appropriate mitigation.</p> <p>The SA framework should include an objective/indicator which considers soils, including the potential for pollution of soils (e.g. from sources of contaminated land).</p> <p>The SA framework should include an objective/indicator which considers the benefits of sport and recreation facilities (particularly open space) in improving the health and wellbeing of the District's residents.</p>
Shepway Sports and Physical Activity Strategy (2004)	<ul style="list-style-type: none"> <li>Encourage residents to participate in sporting activity, to improve the health and well-being of local residents in line with key national targets/initiatives, to ensure access to sports facilities for all and develop a wide variety of sport in Shepway.</li> </ul>	The Shepway Places and Policies Local Plan should ensure new developments provide or enhance an appropriate sport and recreation facilities in close proximity.
Shepway Playing Pitch Strategy (2004)	<ul style="list-style-type: none"> <li>Ensuring future provision of pitches is balanced, meets the needs of the community and is protected for future generations.</li> </ul>	<p>The Shepway Places and Policies Local Plan should take into account its role in protecting formal playing pitches from inappropriate development and ensuring the supply of formal playing pitches meets the demand.</p> <p>Include a sustainability objective relating to the protection, enhancement, increasing provision of, increasing participation in and improving access to</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		the District's sports pitches and facilities.
Beachy Head to south Foreland SMP (2006)	<ul style="list-style-type: none"> <li>Coastal defence management plan for Beachy Head to south Foreland to provide a 'route map' for decision makers to move from the present situation towards a more sustainable future.</li> </ul>	Policies within the Local Plan should reflect the actions identified within the management plan.
Folkestone to Cliff End Flood and Erosion Management Plan	The Folkestone to Cliff End Flood and Erosion Management Strategy sets out our plan to manage flood and erosion risks along this coastline.	Include SA objective which seeks to promote flood and erosion risk management.
Shepway CIL and Local Plan Viability Study	Analyses what level of requirements the Local Plan can place on developers (e.g. for sustainable building design) without threatening financial viability.	A residential CIL range of between £0 and £125/m <sup>2</sup> has been recommended/proposed over four CIL charging rate zones:
Shepway CIL Charging Schedule	<p>The consultation on the CIL Preliminary Draft Charging Schedule (PDCS) closed on the 13th October 2014. The document sets out:</p> <ul style="list-style-type: none"> <li>The background and regulations governing CIL;</li> <li>It's relationship to the delivery of the Local Plan;</li> <li>The viability methodology used to arrive at the proposed CIL rates;</li> <li>The proposed rates that developers will need to pay when undertaking different types of development in different parts of the District, once a CIL charging schedule is adopted; and</li> <li>An indication of how CIL receipts will be allocated in support of the infrastructure required to support development of the area.</li> <li>The Council is currently reviewing all responses received.</li> </ul>	<ul style="list-style-type: none"> <li>a) Folkestone (lower end values) &amp; Lydd area (viability scope – A);</li> <li>b) Romney Marsh (rural and coastal) and north Folkestone fringe / Hawkinge (B);</li> <li>c) West of Folkestone (Sandgate) and Hythe (C);</li> <li>d) North Downs rural area settlements (D).</li> </ul> <p>No geographic differentiation has been proposed for non-residential development. Only larger format retail – retail warehousing and supermarkets – have a proposed rate of not more than £100/m<sup>2</sup>. All other non-residential development would not be charged.</p>
<b>Commissioned Reports Pending Publication</b>		
Strategic Housing Land Availability Assessment (SHLAA) Update	Subject to an annual update in line with NPPF requirements.	To be published as part of the 'Preferred Options' PPLP Consultation.
Town Centre Study	To focus on sites in Folkestone, Hythe and New Romney Town Centres, but will also cover other centres.	To be published as part of the 'Preferred Options' PPLP Consultation.
Shepway Energy Study	<ul style="list-style-type: none"> <li>Energy Capacity, renewable and low carbon energy opportunities and constraints, energy efficiency of building stock.</li> </ul>	To be established post publication.
Shepway Heritage Study	<ul style="list-style-type: none"> <li>Discussing scope and nature of required evidence base with English Heritage.</li> </ul>	To be established post publication.
Shepway Transport Study	<ul style="list-style-type: none"> <li>Update completed which identifies road junctions requiring improvement, for example Shorndcliffe Garrison.</li> </ul>	To be established post publication.
Shepway Air Quality Study	<ul style="list-style-type: none"> <li>Air quality across the district is usually quite good and there is no need</li> </ul>	To be established post publication as part of the

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	to take action in respect of introducing any air quality management areas (AQMAs) although potential air quality issues may arise in proximity to the A20 and M20.	Core Strategy Review.
Shepway Employment Study	<ul style="list-style-type: none"> <li>• Significant over-supply of employment land in the District and a need to rationalise this and identify which sites are suitable for mixed use.</li> </ul>	To be published as part of the 'Preferred Options' PPLP Consultation.
Shepway Local Retail Centres Study	<ul style="list-style-type: none"> <li>• Evidence has been gathered to support policy protection of local parades of shops.</li> </ul>	To be established post publication.
Shepway Socio-economic Study	<ul style="list-style-type: none"> <li>• Particularly focuses on the Romney Marsh Area and impacts of loss of employment associated with closure of Dungeness Nuclear Power Station</li> </ul>	To be established post publication.
Shepway Sustainable Access Strategy (possible SPD)	<ul style="list-style-type: none"> <li>• Surveys of Dungeness and Romney Marsh have been confirmed.</li> </ul>	To be established post publication.



## **Appendix 3**

Consultation representations on previous SA work undertaken and LUC's responses

## Representations on 2014 SA Scoping Report

Comment received	SA Scoping Report reference	LUC response
<b>Natural England comments</b>		
Para 3.11 indicates that the “sensitivity of the natural environment in Shepway may limit the number of acceptable locations for further large scale renewable energy developments “. Some evidence of the limited capacity of the area may prove a robust tool for considering windfall development proposals.	Para 3.11	Site allocations in the PPLP do not cover windfall development. Development management policies in the PPLP are assessed against SA objectives in relation to protection and enhancement of landscape (SA8) and biodiversity (SA9). No change is proposed to the SA methodology but the Council’s attention is drawn to the need to consider the capacity of the natural environment when assessing windfall development.
Para 3.12 – climate change is also likely to impact upon habitats and thereby biodiversity. The sensitivities of these networks should be reflected in the GI Strategy and in the plan’s commitment to protect and enhance habitat networks.	Para 3.12	New bullet point added to climate change adaptation section of Chapter 4.  SA objective 9 revised to read: “Conserve and enhance biodiversity, <u>taking into account the effects of climate change</u> .” Note added to appraisal questions stating that achievement of the listed biodiversity enhancements should help to enhance the ability of wildlife to adapt to a changing climate.
Para 3.73 – we agree that “Without the Local Plan there is less opportunity to adopt a co-ordinated approach to the development of green networks for wildlife and natural green spaces designed to steer recreational pressure away from sensitive wildlife sites”. The network and spaces need to be fully reflected in the GI Strategy to provide a framework for the consideration of development proposal, and for avoiding harm and gaining enhancements where appropriate.	Para 3.73	Added text to biodiversity issues section of Chapter 4 to reflect this.
Para 3.75 notes that there are no AQMA, however there does not appear to be any screening of issues relating to the natural environment (current and forecast levels and loads on more sensitive sites).	Para 3.75	Air quality monitoring for health purposes indicates that air pollution trends are stable or decreasing and no evidence has been found that air pollution is currently an issue at biodiversity sites in Shepway. This issue will be considered in more detail for internationally designated sites through the HRA at a later stage in the plan making process.
Para 3.81 – we welcome the comments on the protection of the best and most versatile agricultural land and the potential value of brownfield sites.	Para 3.81	Noted.
The SA Objectives are generally supported.	Table 4.1	Noted.
In Objective SA2 – the scope of the word “resilience” should be defined and consideration of the implications for habitats and biodiversity would be helpful.	Table 4.1	Note added to appraisal questions for SA2 explaining that the implications of climate change for biodiversity are dealt with under SA9. As described above, SA9 and related appraisal questions have been amended to

Comment received	SA Scoping Report reference	LUC response
		explicitly consider climate change.
The key national objective of “Agriculture and forestry take opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping to maintain ecosystem services” and “The natural environment is resilient to climate change, able to accommodate change and valued for the adaptation services it provides” are helpful but they do not seem to be carried through to table 4.2 or the rest of the document.	Table 4.1	The Local Plan has limited scope to influence agricultural or forestry practice.  Climate change resilience of the natural environment is addressed via changes to SA9 and related appraisal questions, as described above.  Recognition of the potential for the natural environment to deliver climate change adaptation services recognised by new appraisal question for SA2.
The recognition of the importance of SA Objectives 8 and 9 to the “Economy and labour market” (page 38) is welcomed, as are the objectives in themselves.	Table 4.1	Noted.
The comments on biodiversity in the first column on page 39, raise a number of questions, notably - have the key habitats have been mapped to provide a framework for planning decisions and does the local BAP respond to the issues raised?	Table 4.1	BAP Priority Habitats have been mapped by a third party organisation. The Council is able to view the data when considering individual planning applications but does not currently hold the necessary licence to make this available to LUC in a suitable format for the SA of specific site allocations. The Council is investigating whether the licence can be obtained. If not, consideration of the potential impacts of individual allocations will be limited to potential impacts on designated sites.
The definition of the term “Open Space” in SA Objective 14 should be clarified to ensure links with ANGS and other components of GI.	Table 4.1	The term “open space” in SA14 has been replaced with “green infrastructure” and a note added to appraisal questions for SA14 to define the GI typology.
Some of the assumptions for SA of housing site options are simple and acceptable only in the very short term – for example - sites within 1 km of the boundary AONB, will be assessed as having a minor negative effect. As the development options become clear they should be assessed using methodologies such as LVIA, and the SA scoring revised accordingly.	Appendix 1	The detailed SA assumptions in <b>Appendix 1</b> acknowledge the limitations of a desk-based approach to SA of site allocations but the proximity basis presented is judged to be appropriate for the content and level of detail in the Local Plan, as opposed to individual planning applications, and sufficient to identify significant effects. Should additional evidence become available later in the plan making process, for example a landscape sensitivity study, appropriate reference will be made to this to supplement the GIS analysis.
There are similarly concerns regarding potential effects on biodiversity assets from housing allocations. It seems unlikely that housing development within or adjoin an internationally or nationally important designated wildlife site could be considered sustainable, and it seems unlikely that there would be no better alternatives.	Appendix 1	See response above.  Also note that as per the assumptions in <b>Appendix 1</b> where allocated housing sites have a significant proportion of land within an internationally, nationally or locally designated wildlife site or area of Ancient Woodland, significant adverse effects are assumed.
<b>Environment Agency comments</b>		
We have no major issues with the document from a flood risk or water resources or groundwater and contaminated land perspective.	N/A	Noted.
Biodiversity: The report makes reference to Biodiversity Action Plan targets. Perhaps it	Table 4.1	Reference to England Biodiversity Strategy 2020 added to list of policy objectives and

Comment received	SA Scoping Report reference	LUC response
should now also include reference to targets for the England Biodiversity Strategy 2020?		appraisal questions for SA9.
Fisheries: The Proposed SA objective 12 is to <i>Maintain and improve the quality of groundwater, surface waters and coastal waters</i> . While quality of water is critical both for its roles in the environment and as a resource used by people in Shepway, it would be useful to include reference to the hydromorphological – physical – quality of rivers and coastal waters as well. This will ensure that not only will there be effort to maintain and improve water chemistry but also the physical form of rivers and coasts. This is clearly linked to SA14 which suggests that green infrastructure assets and networks including river /canal corridors should be protected and enhanced to meet local needs.	Table 4.1	SA12 and associated appraisal questions amended to reflect this point.
<b>Historic England (formally English Heritage) comments</b>		
None received	N/A	N/A
<b>Other comments</b>		
SA2 should also refer to reducing waste generation and promoting sustainable management of waste. (representation from member of the public)	Table 4.1	Whilst this is an important sustainability objective it is judged that the Local Plan has limited scope to affect it (the County Council Waste Local Plan and Waste Management Strategy are more likely to influence significantly the issue of waste). No change made to SA objectives.
SA3 should refer to reducing inequalities more generally rather than just avoiding inequalities of opportunity for access. (representation from member of the public)	Table 4.1	Whilst it is acknowledged that reducing inequalities generally is an important sustainability objective, it is judged that the scope of the Local Plan is such that it is only likely to be capable of influencing inequalities in opportunities to access services/facilities.

### Representations on SA report accompanying Issues and Options version of the Places and Policies Local Plan (January 2015)

No consultation comments were received on the SA of the Issues and Options version of the PPLP.

## **Appendix 4**

SA objectives and links to sustainability issues, policy objectives and SEA Directive topics

N.B. Some SA objectives set out here address multiple issues and are therefore repeated in several rows of the table. The sequential numbering of these objectives is defined by **Table 5.2** in the main report.

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
<p><b>Flood risk</b></p> <p>Risk of flooding is a major concern in Shepway with 55% of the District at or below sea level.</p> <p>The expected magnitude and probability of significant fluvial, tidal, ground and surface water flooding is increasing in the District due to climate change.</p> <p>Coastal erosion and the associated flood risks are a considerable spatial constraint on new development in the District.</p>	<p><b>National</b></p> <p>Plan for the effects of climate change in terms of flood risk.</p> <p>Improve effectiveness of surface water drainage.</p>	<p>Climatic factors; human health; material assets; biodiversity</p>	<p>SA1: Reduce the risk of flooding, taking into account the effects of climate change.</p>
<p><b>Climatic factors and energy</b></p> <p>The need to meet national carbon reduction targets (such as all new residential development being zero carbon by 2016).</p> <p>The sensitivity of the natural environment in Shepway may limit the number of acceptable locations for further large scale renewable energy developments.</p> <p>Hotter, drier summers expected under climate change have the potential for adverse effects on human health.</p>	<p><b>International</b></p> <p>Recognise and respond to the challenges posed by climate change.</p> <p>Reduce greenhouse gas emissions by 34% by 2020 of 1990 levels.</p> <p>Mitigate the effects of increased extreme weather events.</p> <p>Promote generation and use of renewable energy, alongside energy efficiency.</p> <p>Improve energy efficiency of buildings.</p> <p>Share of renewables to be 15% of final energy demand by 2020.</p> <p>Minimum target of 10% bio-fuels in transport by 2020.</p> <p><b>National</b></p> <p>Improve the energy efficiency of buildings and reduce their carbon emissions.</p> <p>Reduce CO<sub>2</sub> emissions by 34% by 2020 and by 80% by 2050 below 1990 levels.</p> <p>Conform to Building Regulations (or corresponding sustainability requirements in the Building Regulations).</p> <p>Promote renewable energy generation both at national and local levels.</p>	<p>Climatic factors; human health; landscape</p>	<p>SA2: Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.</p>

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
	<p>Generate 20% of energy from renewable energy sources by 2020.</p> <p>Reduce the number of households living in fuel poverty.</p> <p>Buildings and infrastructure are resilient to a changing climate and extreme weather.</p> <p>Health services, social care system and communities are resilient and adapted to a changing climate and severe weather events.</p> <p>Agriculture and forestry take opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping to maintain ecosystem services.</p> <p>The natural Environment is resilient to climate change, able to accommodate change and valued for the adaptation services it provides.</p> <p>Businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change.</p> <p>Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate.</p> <p><b>Local</b></p> <p>Promote domestic energy efficiency.</p>		
<p><b>Population and human health</b></p> <p>Shepway as a whole suffers from considerable deprivation relative to the national average and there is also significant inequality within the District with deprivation concentrated in the urbanised coastal areas and the rural South. Rural areas have poorer access to services and facilities.</p> <p>Shepway suffers from high levels of disability / long term illness, reflecting, in part, the relatively high proportion of older people living in the District.</p> <p>Population growth, household growth and demographic change will place additional and</p>	<p><b>International</b></p> <p>Eradicate poverty.</p> <p>Fight disease and reduce threats to public health.</p> <p>Achieve gender and racial equality.</p> <p>Secure adequate housing.</p> <p>Increase employment opportunities.</p> <p><b>National</b></p> <p>Plan for the effects of climate change in terms of flood risk, agricultural output and public health.</p> <p>Provide a high quality of life for all by:</p>	<p>Population; human health</p>	<p>SA3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.</p> <p>SA4. Reduce crime and the fear of crime.</p>

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
<p>changing demands on key services and facilities such as housing, health, education and social care.</p> <p>There are some areas of Shepway where crime is likely to have a significant effect on the health and well-being of individuals and communities, as well as the potential for economic growth and diversification.</p>	<ul style="list-style-type: none"> <li>• Reducing health inequalities and improving health services.</li> <li>• Pursuing social improvements.</li> <li>• Valuing open spaces, sport and recreation facilities for, amongst other things, their contribution to healthy lifestyles.</li> <li>• Improving skills and educational attainment levels and standards.</li> <li>• Improving community safety and reducing crime rates.</li> </ul> <p>Ensure that communities are serviced with necessary utilities and communications networks.</p> <p>Sustain, enhance and revitalise villages.</p> <p>Ensure development supports existing communities.</p> <p>Improve the quality of the public realm through good design.</p> <p>Recognise that a network of green infrastructure makes a contribution to quality of life.</p> <p>Ensure communities are secure and protected from hazardous development such as high pressure pipe lines and gas compounds.</p> <p><b>Local</b></p> <p>Achieve an overall improvement in Quality of Life for all residents.</p> <p>Create a District which is and feels safe.</p> <p>Improve access to health and social care services.</p> <p>Enhance the health of people living in the District.</p> <p>Provide quality education and training opportunities to all.</p> <p>Secure a fairer and cohesive society, regardless of ethnicity, racial, or national origin.</p> <p>Promote the development of, improve access to and increase the enjoyment of social, community, leisure and cultural facilities.</p>		
<b>Housing</b>	<b>National</b>	Population; material assets; human	SA5. Improve the provision of homes, including affordable



Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
Lack of affordability of housing is a growing issue in the District.	Provide better quality housing. Increase the number of homes built. Significantly increase affordable housing provision. <b>Local</b> Improve the quality of the District's housing. Improve the provision of homes, including affordable housing, having regard to housing needs and homelessness.	health	housing, having regard to the needs of all sections of society, including the elderly.
<b>Economy and labour market</b> Shepway's economic growth is relatively poor. It has suffered from a decline in manufacturing, a dependence on relatively low paid and seasonal tourism jobs and on nuclear power generation at Dungeness. Unemployment in general and youth unemployment in particular are high in Shepway and many of the jobs available are relatively low paid. Shepway has relatively low levels of educational attainment and skills which could hinder economic growth in the District. Parts of Folkestone, notably several areas of the 'secondary frontage' suffer from high vacancy rates of retail premises.	<b>National</b> Increase and widen employment opportunities to meet the needs of all. Regenerate town centres by making them the focus for mixed-use development in order to ensure they are vibrant places to live, work and visit. Improve access to jobs. Provide a supply of land suitable for the needs of different businesses. <b>Local</b> Provide quality education and training opportunities to all. Enhance the vitality and vibrancy of the District's town centres through regeneration. Improve the economic stability of the District and diversify the employment base and skills development opportunities. Deliver major social, physical and economic regeneration projects.	Population; material assets; human health	SA3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access. SA6. Support the creation of high quality and diverse employment opportunities. SA7. Conserve and enhance the fabric and setting of historic assets. SA8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape. SA9. Conserve and enhance biodiversity, taking into account the effects of climate change.
<b>Historic environment</b> There are many sites, features and areas of historical and cultural interest in the District, a number of which are at risk, and which could be adversely affected by poorly planned development.	<b>International</b> Conserve and enhance cultural heritage. <b>National</b> Provide effective protection to all aspects of the historic environment.	Cultural heritage	SA7. Conserve and enhance the fabric and setting of historic assets.

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
<p><b>Landscape and townscape</b></p> <p>The District contains a number of distinct rural landscapes as well as those more influenced by human development which could be harmed by inappropriate development.</p>	<p><b>International</b></p> <p>Conserve and enhance landscape diversity.</p> <p>Protect, manage and enhance landscapes.</p> <p><b>National</b></p> <p>Protect and enhance the quality and character of urban and rural settlements with distinctive qualities.</p> <p>Protect and enhance rural and urban landscapes of particular value.</p>	Landscape; material assets	SA8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.
<p><b>Biodiversity</b></p> <p>Shepway contains a significant resource of designated biodiversity sites, a number of which are in unfavourable condition. It also contains a significant but fragmented resource of Ancient Woodland. Shepway's landscape outside of designated sites contains important habitats, including a number which have the potential to contribute to large scale ecological networks. All of these biodiversity assets could be harmed by inappropriate development.</p>	<p><b>International</b></p> <p>Protect and enhance biodiversity and the natural environment, particularly in respect of habitats/species of International and European importance.</p> <p><b>National</b></p> <p>Protect, conserve and enhance biodiversity, including habitats that support it, of International, European, national and local importance.</p> <p>Protect, conserve and enhance geodiversity of European, national and local importance.</p> <p>Target action on Priority Species and Habitats and priority actions from the England Biodiversity Strategy 2020.</p> <p>Ensure value of ecosystem services are fully reflected in decision-making.</p> <p><b>Local</b></p> <p>Protect and enhance the quality of the local environment and biodiversity.</p>	Fauna, flora	SA9. Conserve and enhance biodiversity, taking into account the effects of climate change.
<p><b>Air pollution</b></p> <p>Air quality is not currently judged to be a significant issue in the District. However, locations targeted for large scale development could experience significant increases in road traffic from residents and/or employees, resulting in localised adverse effects, in urban areas such as Folkestone and along major</p>	<p><b>International</b></p> <p>Control and reduce air / noise pollution.</p> <p><b>National</b></p> <p>Reduce, control and mitigate air and noise pollution.</p> <p>Reduce and manage exposure to air and noise pollution.</p>	Air	SA10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
roads such as the A20.	<p><b>Local</b></p> <p>Reduce, limit and mitigate air pollution.</p>		
<p><b>Soil</b></p> <p>Shepway contains some of the most productive agricultural land in the South East but this could be lost to development.</p> <p>Shepway contains areas of historically contaminated land which could pose a risk to human health or which could be remediated and brought into appropriate use.</p>	<p><b>International</b></p> <p>Prevent pollution of, and improve the quality of the soil.</p> <p><b>National</b></p> <p>Take into account the benefits of the best and most versatile agricultural land and, where developed, use areas of poorer quality.</p> <p>Minimise and mitigate the contamination of soil.</p> <p>Improve land, soil and water quality.</p> <p>Use natural resources, particularly land, prudently.</p> <p>Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p> <p><b>Local</b></p> <p>Minimise and mitigate the contamination of land.</p>	Soil	SA11. Use land efficiently and safeguard soils, geology and economic mineral reserves.
<p><b>Water quality</b></p> <p>Surface water and groundwater quality are a significant issue in the District. There is the potential for direct impacts from development on water quality and from increased discharges of treated wastewater.</p>	<p><b>International</b></p> <p>Prevent pollution of, and improve the quality of water resources.</p> <p><b>National</b></p> <p>Minimise and mitigate the pollution of water courses.</p> <p>Improve land, soil and water quality.</p>	Water	SA12. Maintain and improve the quality of groundwater, surface waters and coastal waters and the hydromorphological (physical) quality of rivers and coastal waters.
<p><b>Water resources</b></p> <p>Drinking water is a scarce resource in the District and population and household growth will place further pressure on this resource.</p>	<p><b>International</b></p> <p>Ensure water is used in a sustainable way.</p> <p><b>National</b></p> <p>Reduce water usage to 120-130 litres, per person, per day, by 2030.</p> <p>Improve water efficiency in new buildings.</p> <p>Ensure appropriate resources are available to deliver the development-related infrastructure needed to create</p>	Water	SA13. Use water resources efficiently.

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
	sustainable communities.		
<p><b>Open space</b></p> <p>There is demand for more conveniently located parks and greenspace in a number of existing communities, including in the rural areas. Recent development has resulted in some open spaces in the District being lost with no net gains. Future development could lead to further losses and greater demand.</p>	<p><b>National</b></p> <p>Protect and enhance open space and ensure that recreational facilities meet the needs of the community.</p> <p>Recognise that a network of green infrastructure makes a contribution to quality of life.</p>	Material assets, flora, fauna, climatic factors, biodiversity, human health	SA14. Protect and enhance green infrastructure and ensure that it meets local needs.
<p><b>Transport</b></p> <p>A significant number of people in Shepway do not have access to a car. Where this combines with poorer public transport provision, such as in rural areas with a dispersed population, it leads to difficulty in accessing services and facilities. Inappropriately located development could exacerbate this.</p> <p>There is a heavy dependency on the private car to access employment. If this pattern continues, planned housing and employment growth could lead to problems of traffic congestion and increasing emissions of greenhouse gases and air pollutants.</p>	<p><b>International</b></p> <p>Promote sustainable transport modes.</p> <p><b>National</b></p> <p>Direct development to sustainable locations.</p> <p>Reduce the need to travel.</p> <p>Promote more sustainable modes of transport, reduce the reliance on motor cars, and improve public transport.</p> <p>Ensure appropriate resources are available to deliver the development-related infrastructure needed to create sustainable communities.</p> <p><b>Local</b></p> <p>Improve public transport facilities and accessibility to them.</p>	Material assets, climatic factors, population, human health	SA10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.

## **Appendix 5**

Detailed appraisal of policy options in previous Issues and Options version of the PPLP

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
<b>PART ONE: SHEPWAY AREAS AND FUTURE SITE ALLOCATIONS</b>					
<b>Housing and the Settlements</b>					
Policy 1	Housing Distribution	<p>Specific housing levels by settlement tier are now set out, using SHLAA evidence (and housing permission completions from 2012/13) and applying the following principles:</p> <ol style="list-style-type: none"> <li>1. Core Strategy policy must be applied</li> <li>2. Core Strategy evidence, notably the 2012 technical note/ SHLAA, should be the starting point for identifying sufficient land in an area to allow subsequent testing of site development options.</li> <li>3. The total amount of housing planned across settlements in tiers of the Hierarchy should proportionate, it must not be less than the total planned in any tier of the Hierarchy below,</li> <li>4. There is the scope for flexibility within each tier within the Settlement Hierarchy in order to meet the total figure.</li> <li>5. Following on from 1, with an adopted Core Strategy in</li> </ol>		<p>Considering the principles of the policy on distribution of housing allocations in the District:</p> <ul style="list-style-type: none"> <li>• Principles 1 and 5 are likely to have a negligible effect as in the absence of the Places and Policies DPD the Core Strategy would continue to be used to influence the distribution of housing in the District. Strategic housing allocations are made by the Core Strategy. The Core Strategy directs additional housing development to the most sustainable towns and villages, consistent with the settlement hierarchy.</li> <li>• Principles 2, 3 and 4 are likely to maximise the benefit of housing in the District by reinforcing application of the settlement hierarchy so that housing is directed towards the most sustainable settlements and to where housing land is available, with positive effects for new and improved public service and facility provision (SA3 and SA14); crime prevention (SA4); affordable housing schemes (SA5); sustainable travel patterns (SA10); and urban regeneration and</li> </ul>	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>place it is beyond the scope of this plan to review strategic urban extensions (Core Strategy Allocations at Folkestone, or the existing major allocations with planning permission at Nickolls Quarry, Hythe). These are not included.</p> <p>Applying the 5 principles results in the following guideline amounts to help establish the degree of search for sites in each settlement:</p>		<p>greening (SA7, SA8, SA9, SA11 and SA12).</p> <ul style="list-style-type: none"> <li>The flexibility introduced by principle 4 is a pragmatic way of meeting objectively assessed housing need in the District, with further benefits for SA5.</li> </ul>	
		<p>Appendix 6 1,519 in Folkestone.</p>		<p>The Core Strategy made strategic housing allocations to Folkestone Seafront (SS6: up to 1,000 dwellings) and Shorncliffe Garrison (SS7: up to 1,200 dwellings) in Folkestone. The PPLP allocates an additional 1,519 dwellings in the town. The new housing in Folkestone will help to meet affordable housing need in the settlement of the District where the SHMA<sup>3</sup> indicates that it is greatest, as well as meeting market demand which is likely to be high in this large population centre with positive effects on SA5. It will allow for the efficient use of land through the development of previously developed land (SA11) before greenfield land</p>	<p>Although development in the District's Sub Regional Town of Folkestone will provide new residents with access to the town's public transport links, including Folkestone Central Station, it is also likely to result in significant increases in traffic in the area of the District where congestion is already greatest, with negative effects on SA10.</p>

<sup>3</sup> Strategic Housing Market Assessment for the East Kent Sub-region, 2009

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				(SA2 and SA9) with indirect benefits associated with urban regeneration (SA4, SA6, SA8). Positive effects on SA10 are likely to result from directing housing towards a Sub Regional Town where the availability of employment, services and facilities will reduce the need for new residents to travel.	
		Appendix 7 959 in Hythe and New Romney Town (incorporating Littlestone-on-Sea) (480 per settlement).		<p><b>Hythe</b></p> <p>The Core Strategy makes reference to a strategic housing allocation to Nickolls Quarry, Hythe of 1,050 dwellings (saved policy HO2). The PPLP makes an additional allocation of approximately 480 dwellings in Hythe. Hythe is one of two Strategic Towns in Shepway and the new housing will have a positive effect in meeting housing need in the area of the District where need is high (SA5) and will maximise the efficient use of land through the development of previously developed land (SA11) before greenfield land (SA2 and SA9) with indirect benefits associated with urban regeneration (SA4, SA6, SA8). Positive effects on SA10 are likely to result from directing housing towards a Strategic Town where the availability of employment, services and facilities will reduce the need for new residents to travel.</p>	Although development in a Strategic Town will provide new residents with access to public transport links, the significant scale of development proposed has the potential to have an adverse effect on the traffic (SA10). Furthermore, significant development could have an adverse effect on the historic core of the town and the Royal Military Canal (SA7 and SA8).



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				<p><b><u>New Romney Town (incorporating Littlestone-on-Sea)</u></b></p> <p>New Romney is one of two Strategic Towns in Shepway and is allocated for significant residential development in the region of 480 dwellings. The new housing in New Romney will have a positive effect in meeting housing need in the area of the District where need is high (SA5) and will maximise the efficient use of land through the development of previously developed land (SA11) before greenfield land (SA2 and SA9) with indirect benefits associated with urban regeneration (SA4, SA6, SA8). Positive effects on SA10 are likely to result from directing housing towards a Strategic Town where the availability of employment, services and facilities will reduce the need for new residents to travel.</p>	<p>Although development in a Strategic Town will provide new residents with access to public transport links, the significant scale of development proposed within the town has the potential to have an adverse effect on the traffic (SA10). Furthermore, significant development could have an adverse effect on the strong historic character of the town (SA7 and SA8).</p>
		Appendix 8 373 in Lydd Town and Hawkinge (187 per settlement).		<p><b><u>Lydd</u></b></p> <p>Lydd is a Service Centre in the Shepway settlement hierarchy. The policy's allocation of approximately 187 dwellings in the town serves to help sustain grow and consolidate the position of the town as a District Centre serving the local hinterland with shops, employment and public services with positive effects on meeting</p>	<p>The scale of development proposed within the town has the potential to put increased pressure on existing local services and facilities, unless new and improved public services and facilities can be provided. Furthermore, the construction of roughly 187 dwellings in this relatively small town could have an adverse effect on baseline traffic levels in the town and</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				local affordable housing needs (SA5), public services and facilities (SA3) and employment (SA6). Some positive effects on SA10 are likely to result from directing housing towards a Service Centre where the availability of employment, public services and shops will reduce the need for new residents to travel.	wider area (SA10).
				<p><b><u>Hawkinge</u></b></p> <p>Hawkinge is a service centre. The policy's allocation of approximately 187 dwellings in the town serves to help sustain grow and consolidate the position of the town as a District Centre serving the local hinterland with shops, employment and public services with positive effects on meeting local affordable housing needs (SA5), public services and facilities (SA3) and employment (SA6). Some positive effects on SA10 are likely to result from directing housing towards a Service Centre where the availability of employment, public services and shops will reduce the need for new residents to travel.</p>	The scale of development proposed within the town has the potential to put increased pressure on existing local services and facilities, unless new and improved public services and facilities can be provided. Furthermore, the construction of roughly 187 dwellings in this relatively small town could have an adverse effect on baseline traffic levels in the town and wider area (SA10).
		Appendix 9 263 in Dymchurch, Elham, Lyminge and Sellindge (66 per settlement).		<p><b><u>Dymchurch</u></b></p> <p>Dymchurch is a rural centre for tourism, local shops and public services and facilities. The policy's allocation of approximately 66 dwellings will</p>	Dymchurch has significant natural and cultural heritage assets. The development of approximately 66 new dwellings could put these assets at risk unless appropriate mitigation measures are put in

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				help to sustain grow and consolidate its role as a Rural Centre serving the local hinterland with shops, employment and public services with positive effects on meeting local affordable housing needs (SA5), public services and facilities (SA3) and employment (SA6).	place to protect and enhance these assets (SA7 and SA9). Furthermore, the construction of roughly 66 dwellings in this relatively small settlement could increase the numbers of private cars on the road with adverse effects on local efforts to reduce congestion (SA10) and mitigate climate change (SA2).
				<b><u>Elham</u></b> Elham is a rural centre for tourism, local shops and public services and facilities. The policy's allocation of approximately 66 dwellings will help to sustain grow and consolidate its role as a Rural Centre serving the local hinterland with shops, employment and public services with positive effects on meeting local affordable housing needs (SA5), public services and facilities (SA3) and employment (SA6).	Elham has significant natural and cultural heritage assets. The development of approximately 66 new dwellings could put these assets at risk unless appropriate mitigation measures are put in place to protect and enhance these assets (SA7 and SA9). Furthermore, the construction of roughly 66 dwellings in this relatively small settlement could increase the numbers of private cars on the road with adverse effects on local efforts to reduce congestion (SA10) and mitigate climate change (SA2).
				<b><u>Lyminge</u></b> Lyminge is a rural centre for tourism, local shops and public services and facilities. The policy's allocation of approximately 66 dwellings will help to sustain grow and consolidate its role as a Rural Centre serving the local hinterland with shops, employment and public services with positive effects on meeting	Lyminge has significant natural and cultural heritage assets. The development of approximately 66 new dwellings could put these assets at risk unless appropriate mitigation measures are put in place to protect and enhance these assets (SA7 and SA9). Furthermore, the construction of roughly 66 dwellings in this relatively small settlement could increase the numbers of private

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				local affordable housing needs (SA5), public services and facilities (SA3) and employment (SA6).	cars on the road with adverse effects on local efforts to reduce congestion (SA10) and mitigate climate change (SA2).
				<p><b>Sellindge</b></p> <p>Sellindge is a rural centre for tourism, local shops and public services and facilities. The policy's allocation of approximately 66 dwellings will help to sustain grow and consolidate its role as a Rural Centre serving the local hinterland with shops, employment and public services with positive effects on meeting local affordable housing needs (SA5), public services and facilities (SA3) and employment (SA6).</p>	<p>Sellindge has significant natural and cultural heritage assets. The development of approximately 66 new dwellings could put these assets at risk unless appropriate mitigation measures are put in place to protect and enhance these assets (SA7 and SA9).</p> <p>Furthermore, the construction of roughly 66 dwellings in this relatively small settlement could increase the numbers of private cars on the road with adverse effects on local efforts to reduce congestion (SA10) and mitigate climate change (SA2).</p>
		Appendix 10 209 in the primary villages (30 per settlement).		The modest scale of development within the District's primary villages is unlikely to have a significant effect against any of the SA objectives. However, there is potential for minor benefits meeting local affordable housing needs in the rural areas of the District.	The modest scale of development within the District's primary villages is unlikely to have a significant effect against any of the SA objectives. However, the cumulative effects associated with increased populations in the rural areas of the District could result in pressures on small scale and disparate public facilities and services (SA3), increase reliance on the private car with adverse effects on local efforts to reduce congestion (SA10) and mitigate climate change (SA2).

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		Appendix 11 32 in the secondary villages (5 per settlement).		The modest scale of development within the District's secondary villages is unlikely to have a significant effect against any of the SA objectives. However, there is potential for minor benefits meeting local affordable housing needs in the rural areas of the District.	The modest scale of development within the District's secondary villages is unlikely to have a significant effect against any of the SA objectives. However, the cumulative effects associated with increased populations in the rural areas of the District could result in pressures on small scale and disparate public facilities and services (SA3), increase reliance on the private car with adverse effects on local efforts to reduce congestion (SA10) and mitigate climate change (SA2).
<b>Economic Development</b>					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
<b>Town Centres</b>					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
<b>Gypsy and Travellers</b>					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
<b>Infrastructure</b>					
Infrastructure Policy (no policy number)	Development should provide, contribute to or otherwise address Shepway's current and	A: Section 106 planning obligations will be used to secure infrastructure funding	SS5 and CSD4	All three policy options are likely to result in local investment in infrastructure, potentially including flood	Site-focussed policy options A and B do not facilitate investment in District-wide infrastructure schemes which are

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	<p>future infrastructure needs. Infrastructure that is necessary to support development must exist already, or a reliable mechanism must be available to ensure that it will be provided at the time it is needed. Need to make a clear distinction between a continuing need to secure developer contributions toward on-site infrastructure and affordable housing, from the s106 / planning obligations process; and the need to use the Community Infrastructure Levy (CIL) to secure funding contributions for the broader infrastructure needs of the district.</p>	<p>contributions where these are:</p> <ol style="list-style-type: none"> <li>1) essential to make a development acceptable in planning terms;</li> <li>2) are directly related to a development; and</li> <li>3) are fairly and reasonable related in scale and kind to the development.</li> </ol> <p>B: S106 agreements will be used to secure financial contributions for on-site infrastructure, required to enable the development of strategic and key sites in the district.</p> <p>C: Financial contributions toward the district's general infrastructure needs will be collected as per the range of CIL rates and zones set out by the Council's adopted CIL Charging Schedule.</p>		<p>defences and flood alleviation schemes (SA1 and SA12); climate change mitigation and adaptation schemes (SA2 and SA13); new and improved public service and facility provision (SA3 and SA14); crime prevention schemes (SA4); affordable housing schemes (SA5); local employment and training schemes (SA6); sustainable travel schemes (SA10); and urban regeneration and greening (SA7, SA8, SA9, SA11 and SA12).</p> <p>The criteria listed stated for Option A have no sustainability effect relative to relying on existing policy since these tests are set out in the CIL Regulations and NPPF.</p> <p>By allowing contributions to be pooled for general infrastructure needs, option C facilitates investment in District-wide infrastructure schemes. This will have positive effects in relation to increased ability to provide flood defences and flood alleviation schemes (SA1 and SA12); climate change mitigation and adaptation schemes (SA2 and SA13); new and improved public service and facility provision (SA3 and SA14); crime prevention schemes (SA4); affordable housing schemes (SA5); local employment and training</p>	<p>likely to reduce the Council's ability to tackle strategic issues with negative effects in relation to reduced ability to provide flood defences and flood alleviation schemes (SA1 and SA12); climate change mitigation and adaptation schemes (SA2 and SA13); new and improved public service and facility provision (SA3 and SA14); crime prevention schemes (SA4); affordable housing schemes (SA5); local employment and training schemes (SA6); sustainable travel schemes (SA10); and urban regeneration and greening (SA7, SA8, SA9, SA11 and SA12).</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				schemes (SA6); sustainable travel schemes (SA10); and urban regeneration and greening (SA7, SA8, SA9, SA11 and SA12). Furthermore, allowing contributions to be pooled for general infrastructure needs will enable the Council to benefit from the economies of scale.	
<b>Local Green Spaces</b>					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
<b>Heritage</b>					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
<b>PART TWO: DEVELOPMENT MANAGEMENT POLICIES OPTIONS</b>					
<b>General Development Management</b>					
GD1	Provide for high quality design in new development, designing out crime and enhancing a sense of place	A: Continue to define design criteria for development with reference to promoting local distinctiveness through the use of local architectural features, layouts and materials and landscaping. Seek high-quality landscaping measures wherever possible, with a preference for native species planting and tree cover at a scale appropriate to the development  Or B: A new policy that sets out generic design criteria with a	NPPF: para 17, 56-68  Core Strategy: SS3  Saved LP: BE1	Both policy options should help to ensure high quality design in new development with positive effects on the quality of the landscape and townscape (SA8).  In addition, option A would help to conserve and potentially enhance local distinctiveness (SA8) with the preference for native planting and tree cover offering the potential to benefit biodiversity (SA9).	Option B, by failing to ensure that development responds to local characteristics, could have negative effects on the character and local distinctiveness of the landscape and townscape (SA8). It could also be deemed to be non-compliant with the requirement at para 58 of the NPPF for planning policies to ensure that developments <i>"respond to local character and history, and reflect the identity of local surroundings and materials"</i> .

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		presumption in favour of high quality architecture and landscaping that are distinctive but do not necessarily respond to local characteristics and which provide simple but robust policy coverage for all development			
GD2	Ensuring satisfactory amenity for existing residents and the future occupiers of new dwellings	<p>A: Continue to define criteria for ensuring adequate amenity in all developments, for example, in terms of natural light, ease of access, privacy, outlook, air quality and noise</p> <p>And/or</p> <p>B: Consider setting internal standards for new residential development, for example, minimum bedroom sizes, minimum requirements for space for drying clothes or for laundry facilities</p> <p>And/or</p> <p>C: In new residential developments seek the provision of either: private garden or balcony space, and /or a financial contribution towards the provision of parks and public green space nearby.</p> <p>And/or</p> <p>D: There should be a minimum 'back to back' distance between residential development of 21 metres and a 'side to back' distance of 11m.</p>	<p>NPPF: para 17, 56-68, 125</p> <p>Core Strategy: SS3</p> <p>Saved LP: BE1</p>	<p>All of the policy options described should help to protect the amenity of residents of new development and that of their neighbours with positive effects on well-being and communities (SA3).</p> <p>In addition, option C would help to ensure provision of private or public open space with potential positive effects on access to environmental assets (SA3) and townscape and landscape (SA8).</p>	None identified.



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
GD3	Ensuring the consideration of environmental issues such as land instability, contamination and pollution	<p>A: Set out measures to deal with the impacts of noise, light and dust pollution either affecting the proposed development, or arising from it</p> <p>And/or</p> <p>B: Encourage development on brownfield sites affected by contamination which can effectively remediate the contamination</p> <p>And/or</p> <p>C: Set standards to ensure that land contamination on development sites is adequately mitigated to provide a safe environment for future occupants</p> <p>And/or</p> <p>D: Require consideration of refuse storage and recycling storage with suitable access arrangements for collection to be incorporated into all development proposals-</p> <p>And/ or</p> <p>E: Require evidence when an application is submitted or by planning condition as appropriate that sites within land instability areas can be safely developed without adverse impact on the site or adjoining land.</p>	<p>NPPF: para 120 Core Strategy: SS3</p> <p>Saved LP: BE19,U10, U10a, U15</p>	<p>All the policy options described should encourage the efficient use of land and ensure that environmental issues such as noise, contamination and land instability are given full consideration in the planning process (SA11).</p> <p>Option D would help to ensure that waste planning is fully integrated into development proposals so that communities have integrated local services (SA3), which will help to reduce congestion in local areas (SA10).</p> <p>In addition, option E goes beyond the requirement of para 120 of the NPPF, by not only ensuring that the developer and/or landowner provides evidence that land stability issues are safely secured, but that the LPA will use measures of oversight, e.g. planning conditions, to ensure that these are effectively implemented.</p>	None identified.
GD4	Address localised flooding and flood risk management	<p>A: Require all development to manage its own surface water run off so that it has a neutral effect on water courses and the local</p>	<p>NPPF: para 94,99 -104</p> <p>Core Strategy:</p>	<p>Both policy options should help to reduce the risk of flooding, (SA1) while at the same time encouraging the more efficient</p>	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>surface water drainage system</p> <p>Or</p> <p>B: Require all development within the flood catchment areas not only to mitigate their own flood risk on site, but to provide extra mitigation to reduce downstream effects arising from the development</p>	SS3, CSD5	<p>use of water resources (SA13).</p> <p>In addition Option B would help to encourage greater cooperation between different landowners and developers to ensure improved mitigation measures are adopted both on and off the development site, which will reduce the risk of flooding throughout the District.</p>	
GD5	Incorporating public art in new development	<p>A: To secure a contribution for art to improve the public realm.</p> <p>The Council will support the inclusion of public art and require all major schemes to include public art that:</p> <ol style="list-style-type: none"> <li>Is integrated into proposals at an early stage of the design process;</li> <li>Enhances and creates local distinctiveness and reinforces a sense of place;</li> <li>Responds to local character;</li> <li>Makes a positive contribution to the public realm; and</li> <li>Engages the local community in its creation.</li> </ol> <p>Or</p> <p>B. No new policy is introduced beyond the requirements of national guidance</p>	<p>NPPF: para 57, Core Strategy: SS3</p> <p>Saved LP: BE2</p>	<p>Both policy options could help encourage local vibrancy through enhancing the physical environment which could promote social infrastructure and in doing so bring different communities together (SA3 and SA8).</p> <p>Policy option A should help to protect and promote local distinctiveness and a sense of place (SA8). It may also help provide opportunities to improve the environment, public space and promote passive surveillance which could help reduce crime and the fear of crime (SA4).</p> <p>Option B relies on existing policies and therefore has no effect relative to the SA baseline.</p>	None identified.
GD6	To guide telecommunications development (including	Provision for broadband (such as ducting for cables) should be designed and installed as an	<p>NPPF: paras 42-46</p> <p>Core Strategy:</p>	This policy should help to ensure that advanced and high quality communications	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	provision of broadband).	integral part of development, which minimises visual impact and future disturbance during maintenance. All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development.	SS5 Saved LP: U11	infrastructure is available to communities, providing additional means to access services or opportunities to engage in education and employment (SA3 and SA6).  In addition this policy could also support local business development by providing adequate infrastructure to support sectors targeted for economic growth (SA6).	
<b>Housing</b>					
H1	Providing a mix of housing type and size to meet the needs of Shepway's residents	A: Set a district-wide preferred housing mix policy which will deliver a range of dwelling sizes and types that meets a target that at least half of all new homes by 2026 will have 3 bedrooms or more  Or B: Establish an appropriate housing mix based on a site-by-site basis  Or C. Require major development to provide a percentage on site of dwellings that have 3 bedrooms or more.	NPPF: para 47 - 55  Core Strategy: CSD2	Option A repeats the requirements of Core Strategy Policy CSD2 and therefore has no sustainability effect relative to the baseline of relying on existing policy.  Policy options B and C provide alternative mechanisms for meeting the SHMA <sup>4</sup> recommendation, based on demographics and housing need, that the number of new 1-2 bedroom dwellings be matched with the number of new dwellings with 3 or more bedrooms. As such they would both help to deliver an appropriate mix of housing (SA5).	None identified.
H2	Recognising the role of residential garden land in	A: Allow the development of back gardens for new housing throughout the urban area subject	NPPF para 47 - 55, Core	Options A and B are likely to boost the provision of homes to meet the needs of the	Option C goes beyond the requirements of para 53 of the NPPF and by resisting all back

<sup>4</sup> Strategic Housing Market Assessment for the East Kent Sub-region, 2009

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	housing delivery	<p>to certain criteria to ensure there is no harm to the character of the area e.g.: maintain existing road frontage, suitable distance between dwellings, maintaining key existing landscaping and have regard to prevailing density.</p> <p>Or</p> <p>B: Designate areas where the development of back gardens for new housing is considered acceptable in principle</p> <p>Or</p> <p>C: Do not allow the development of back gardens for new housing anywhere in the District</p>	Strategy SS3	community and local economy (SA5). In addition both of these policy options have the potential to help conserve the quality, character and local distinctiveness of the landscape and townscape (SA8).	garden development is likely to have negative effects on the provision of homes or meet the needs of local communities and the economies (SA5). There is some uncertainty as to this effect as it will depend on whether the Council's SHLAA review process identifies sufficient sites to meet housing need in the absence of back garden development.
H3	Providing for the accommodation needs of specific sections of the community	<p>A: Explore the possibility of providing additional pitches for Gypsies, Travellers and Travelling Showpeople on existing sites within the District</p> <p>And / or</p> <p>B: Allocate new sites for Gypsies, Travellers and Travelling Showpeople in accordance with the sequential approach and environmental assessment criteria set out in the Core Strategy</p> <p>And/or</p> <p>C: Set a site size threshold and a proportion of traveller pitches/plots for large housing developments</p>	NPPF para 4, Core Strategy CSD2	<p>All of these policy options are likely to improve the provision of sites for accommodating the needs of Gypsies, Travellers and Travelling Showpeople and in doing so provide an appropriate mix of temporary and permanent housing sites for these communities (SA5).</p> <p>In addition by setting aside a proportion of homes in larger developments for Gypsies, Travellers and Travelling Showpeople, option C could provide opportunities to increase access to local services and could support efforts to increase levels of integration and cohesion while reducing inequality (SA3). This approach is supported in</p>	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				Paragraphs 4.8 to 4.10, Planning Policy For Traveller Sites, which supports the enabling of the provision of suitable accommodation from which travellers can access services, reduce tensions between settled and traveller communities and increases the number of traveller sites in appropriate locations with planning permission.	
Policy number missing from draft PPLP	To provide a criteria based policy that can be applied to applications for sites for Gypsies, Travellers and Travelling Showpeople that are not designated.	<p>A: In considering applications for seasonal, temporary or permanent use of land by Gypsies and Travellers, or the extension of existing sites, planning permission will only be acceptable within or adjoining the settlement boundary and subject to the following criteria being met:</p> <p>Compatible with national flood risk policy</p> <p>Appropriately screened or capable of being so through additional measures</p> <p>No adverse impact on the residential amenity or existing buildings or uses</p> <p>Access should not be detrimental to highway safety</p> <p>Established personal need</p> <p>No adverse effect on the visual or other essential qualities of the AONB, SSSI, national or local nature reserve or conservation</p>	NPPF para 47 - 55, Core Strategy CSD2	<p>The inclusion of the development criteria in options A and B is likely to reduce the risk of flooding (SA1), as well as protect landscape and townscape (SA8), wildlife (SA9) and cultural and historic assets (SA7).</p> <p>By restricting development to within or adjoining the settlement boundary, option A provides opportunities to increase access to local services (SA3, SA10) and could support increases integration and cohesion while reducing inequality (SA3).</p>	By allowing development more remote from existing settlements but accessible to local services and facilities, option B may have negative effects on integration, cohesion and reduction of inequality (SA3) and the landscape (SA8), notwithstanding the requirement for appropriate landscaping.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>area.</p> <p>OR</p> <p>B: In considering applications for seasonal, temporary or permanent use of land by Gypsies and Travellers, or the extension of existing sites, planning permission will be acceptable both inside and outside of the settlement boundary subject to the following criteria being met:</p> <p>Compatible with national flood risk policy</p> <p>Appropriately landscaped or capable of being so through additional measures</p> <p>No adverse impact on the residential amenity or existing buildings or uses</p> <p>Access should not be detrimental to highway safety</p> <p>Established personal need</p> <p>Accessible to local services and facilities</p> <p>No adverse effect on the visual or other essential qualities of the AONB, SSSI, national or local nature reserve or conservation area.</p>			
H4	Recognising the need to develop housing at an appropriate density to make better use of previously developed land	A: Create policies that seek to maximise the density on housing sites in the urban areas where that can be achieved without harm to local character (so as to minimise development outside	NPPF para 47, 59; Core Strategy SS3 Saved LP: SD1, HO2	Option A is likely to increase the amount of housing that can be provided in the District's existing urban areas, thereby reducing pressure to develop greenfield land with potential	By limiting the density of housing development to the prevailing pattern, option B could increase pressure to develop greenfield land with potential negative effects in relation to the

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	and existing infrastructure	urban areas)  Or  B: Establish an appropriate density based on a site-by-site basis informed by the prevailing pattern of settlement in the vicinity and only in exceptional circumstances encouraging a higher density to enable the delivery of more dwelling units		positive effects in relation to the landscape (SA8), biodiversity (SA9) and efficient use of land (SA11). Protection would be given to the quality, character and local distinctiveness of urban communities (SA8).  By limiting the density of housing development to the prevailing pattern, option B would be likely to provide stronger protection to the quality, character and local distinctiveness of urban communities (SA8) than option A.	landscape (SA8), biodiversity (SA9) and efficient use of land (SA11).
H5	Providing for accommodation for our ageing population and vulnerable members of our community	A: Plan for more Lifetime Homes, suitable for disabled and elderly residents which are capable of being adapted to meet the needs of residents as their life needs change over time. On sites of 10 or more, 20% of dwellings will meet the Lifetime Homes standards  And/ or  B: Encourage the development of more retirement homes and specialist homes that help people to live independently, but have facilities or support available when they need them  Or  C: Encourage the development of retirement communities that comprise of different types of	NPPF para 47 - 55, Core Strategy CSD2  Saved LP: HO13	All of these policy options are likely to help provide housing that is suitable for the elderly, helping to address the predicted ageing of Shepway's population over the Plan period with positive effects on SA5.  By bringing buildings back into use, option D has the potential to promote vibrancy (SA3) and discourage anti-social behaviour (SA4) e.g. illegal dumping.  By concentrating housing for the elderly in particular locations, option C could help to support provision of appropriate services and facilities for this section of the community, for instance community centres or appropriate public transport services, with positive effects	Option C may result in segregation of elderly people from the wider community with negative effects on SA3.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		housing and care facilities in a single location  And/or  D: Encourage the change of use of existing homes to specialist residential accommodation		on equality of opportunity to access such services and facilities (SA3).	
H6	To consider the impact that converting large homes to flats has on the character of an area and the amenity of other residents (for example parking problems).	A: The Council will grant planning permission for the conversion of larger houses into flats, or maisonettes subject to criteria including design, parking, location, distribution and amenity  And/or  B: A policy that identifies location/property that could generally be suitable for HMO use, e.g. unused accommodation within shopping frontages on major transport routes?  And/or  C: Should planning permission for new or extended HMOs only be granted outside those areas where there are existing significant concentrations' of HMOs, and if so should standard minimum and potentially maximum thresholds be applied to establish which those areas are?	NPPF para 47 - 55  Core Strategy SS3  Saved LP: HO8, HO9	All three options, but particularly A and B, could help to bring empty housing and buildings back into residential use, helping to increase housing provision and respond to the reduction in average household size predicted by the SHMA <sup>5</sup> (SA5).	Option B on its own would fail to allow the Council to control potential negative impacts in relation to local townscape character, amenity of existing residents and creation of mixed, vibrant communities of converting a significant proportion of an area's large homes into flats (SA3, SA8).
H7	To ensure that the conversion of rural buildings to houses, replacement dwellings and	A: Develop criteria based policies for conversions, replacement dwellings and extensions to dwellings to ensure that they	NPPF para 55  Core Strategy CSD3	Both policy options should help to ensure that the conversion of rural buildings to housing is of good design quality but only	By relying on generic design policies, option B risks failing to reflect local character and distinctiveness with negative

<sup>5</sup> Strategic Housing Market Assessment for the East Kent Sub-region, 2009



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	extensions respect the character of their surroundings and reflect local vernacular and design	respect the character of the countryside Or B: Rely upon generic design policies to assess such proposals	Saved LP: CO19, CO20, CO21	option A would ensure that it is sensitive to local character and distinctiveness (SA8).  Furthermore where development is within or in close proximity to a heritage site, option A is likely to increase the likelihood of the development being sensitive to the historic environment (SA7).	effects on SA8.
H8	To provide for self-build housing	A. At strategic sites a minimum of 2% of the dwellings shall be to meet Government aspirations to increase self-build developments. These schemes will:  1. Be individually designed, employing innovative approaches throughout that cater for changing lifetime needs  2. Provide for appropriate linkages to infrastructure and day to day facilities  3. Include a design framework to inform detailed design of the individual units, where more than one self-build unit is proposed.  Or B. A criteria based policy on a site by site basis	NPPF para 47 - 55  Saved LP: BE1	Both policy options will help to support the provision of sites for self-build and in doing so increase the provision of housing that meets local need, and potentially provide affordable housing with positive effects on SA5.  By supporting individual innovation, option A may go beyond the requirements of site-wide criteria-based policy (option B) and result in greater energy efficiency, use of renewable energy sources and designs that are better adapted to a changing climate (SA1).  Option B, is likely to ensure that development enhances local quality, character and distinctiveness (SA8) and is related to its local environment in terms of character and scale which will be particularly important on sites within or in close proximity to cultural heritage assets (SA7).	By providing significant scope for flexibility in the design of new developments, option A may lead to development which is of poor design quality or not in keeping with the local townscape, landscape, and cultural heritage assets (SA7, SA8) and which fails to conserve or enhance local biodiversity (SA9).  By failing to allow for architectural innovation, option B may fail to incorporate the best measures in relation to energy efficiency, use of renewable energy sources and designs that are adapted to a changing climate (SA1).

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
<b>Economy</b>					
E1	Making the best and most sustainable use of existing employment land	<p>A: Retain existing employment land unless there is clear evidence that it is surplus to requirements, the continued use of the land for employment purposes would have a significant deleterious effect on residential amenity, the redevelopment of the site for a suitable alternative use would enable another more suitable employment site to come forward or that continued allocation for commercial use is demonstrated not to be viable</p> <p>And /Or</p> <p>B: Identify alternative non-employment uses for surplus employment land, accompanied by policies to manage the release of these sites for housing or other suitable uses.</p>	<p>NPPF para 21-22, Core Strategy SS2, SS4</p> <p>Saved LP: E1, E2, E4</p>	<p>Both policy options provide the district with the opportunity to plan positively for the location of employment within the district (SA6).</p> <p>In focusing on the release of surplus land for housing and other uses, there is potential for both policy options to ensure the efficient use of land is achieved and that development is located within brownfield sites (SA11). This could help to support the integration of housing and services close to employment which would reduce the need to travel (SA10) while helping to create vibrant communities (SA3)</p> <p>Option A sets out a strategy for identifying and retaining employment land, which will help to ensure that the supply of land is adequately equipped with suitable infrastructure and that it meets local demand (SA6). In addition, the criteria include consideration of residential amenity, which could help to ensure that community vibrancy and access to services and facilities is not negatively affected (SA3), but instead, the provision of employment land helps to ensure that that there is a complementary mix of land</p>	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				<p>uses that minimises the length of journeys and reduces traffic congestion (SA10). This could help to maintain a sense of place for new or existing communities (SA8).</p> <p><b>Recommendation:</b> This policy should set out how it will determine that employment land is surplus to requirements, particularly in light of the conclusion of the Employment Land Review<sup>6</sup> that <i>“There is no strong case for releasing most existing employment sites and allocations in Shepway”</i>. It should also explain how safeguarding of existing employment land will reflect the needs of priority locations for economic regeneration and of emerging or target employment sectors for the District.</p>	
E2	Directing business to sustainable locations, in particular office uses to town centre /edge of centre areas	<p>A: Incorporate Areas for Small Business and/or Town Centre Business Areas into Town Centre designations and promote a more flexible approach to economic development in these areas</p> <p>Or</p> <p>B: Specifically define areas within or near town centres where business/office uses will be located</p>	<p>NPPF18-21, 23-27</p> <p>Core Strategy SS2, SS4</p> <p>Saved LP: S3-S7</p>	<p>Both policy options are likely to have a positive effect upon ensuring that there is an adequate supply of land and infrastructure to meet the requirements of targeted office based businesses. In addition this will also help to ensure that there is improved access to employment and that the vibrancy of town centres is enhanced (SA3 and SA6).</p> <p>By defining the particular</p>	None identified.

<sup>6</sup> Shepway District Council (2011) Employment Land Review

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				<p>locations within/near town centres where business/office uses will be permitted, option B would allow the Council to ensure that these uses are concentrated in locations that are accessible to residential areas and well served by public transport hubs/routes. This could help to reduce the need to travel, provide opportunities to travel by sustainable modes and help to avoid traffic congestion (SA10).</p> <p><b>Recommendation:</b> Both policy options should be explicitly linked to an assessment of market demand for business space and to the anticipated future economic growth of the particular town centre and its role in the settlement hierarchy.</p>	
E3	Ensuring that employment development contributes to climate change avoidance and mitigation (energy efficiency/ renewable energy)	<p>A: Include specific criteria to secure provision of renewable energy, and energy efficiency measures, in new economic/employment development</p> <p>Or</p> <p>B: Apply generic design and sustainability criteria in considering proposals for new economic development</p>	<p>NPPF para 18, 95-99</p> <p>Core Strategy SS3</p> <p>Saved LP: SD1, U14</p>	<p>Both policy options could support the increased use of renewable energy and low carbon energy and in doing so provide opportunities for developers to take into consideration climate change adaptation measures within their development proposals (SA2), although option A offers more certainty in this respect.</p> <p><b>Recommendation:</b> As well as energy efficiency and renewable energy generation, climate-change related criteria could also address efficient use</p>	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				of water resources, mitigation of surface water flood risk and building design that is adapted to a warmer climate.	
E4	Securing new economic development on designated employment land with good transport connections to meet identified needs and encourage inward investment	<p>A: Identify specific designated employment sites where particular types or sizes of unit should be provided.</p> <p>Or</p> <p>B: Identify specific designated employment sites where a less prescriptive approach to future economic development would be appropriate, allowing the market to determine the exact nature of commercial provision on those sites.</p> <p>Or</p> <p>C: Allow a more flexible approach to future economic development on all designated employment sites.</p>	<p>NPPF 21-22</p> <p>Core Strategy SS2, SS4</p> <p>Saved LP: SD1, E1, E2, E4</p>	<p>All policy options will help to ensure that there is an adequate supply of land which is suitable for targeted economic growth and the diverse range of business needs (SA6). Options B and C include an element of flexibility which would allow the particular form of economic development to respond to market signals, creating more certainty that economic benefits will be realised.</p> <p>The most prescriptive option, A, would allow the Council to ensure that economic uses which are likely to generate large volumes of additional traffic movements are well connected to the transport network, helping to avoid congestion and longer journeys than necessary (SA10).</p>	The most flexible option, C, would not allow the Council to ensure that economic uses which are likely to generate large volumes of additional traffic movements are well connected to the transport network, possibly resulting in more congestion and longer journeys than necessary (SA10).
E5	Managing economic development outside designated employment sites	<p>A: Encourage new economic development outside designated employment sites provided it meets an identified need and policy criteria</p> <p>And</p> <p>B: Allow existing employment land</p>	<p>NPPF 21-22</p> <p>Core Strategy SS2, SS4</p> <p>Saved LP: SD1, E1, E2, E4</p>	<p>The effects of policy options A and B are subject to considerable uncertainty at this stage as it is unclear what these criteria will be.</p> <p>Subject to the criteria applied, policy options B and C would</p>	Option A may hinder redevelopment of brownfield sites which are currently allocated for employment use by providing more easily developed greenfield alternatives, with negative effects on settlement vibrancy (SA3), landscape and

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>outside designated employment sites to be redeveloped for other uses subject to identified policy criteria</p> <p>Or</p> <p>C: Apply more general development management criteria to assessing proposals for creation or loss of employment land outside designated areas.</p>		<p>allow release of employment land outside designated employment sites for other uses with positive effects on efficient use of land (SA11) and potentially on provision of housing (SA6) if land is release for housing development.</p>	<p>townscape (SA8) and efficient use of land (SA11).</p> <p>By allowing employment land to be redeveloped for other uses, option B could result in an insufficient supply of employment land with negative effects on SA6. This is uncertain as it will depend on the criteria attached to the policy and whether quantitative and qualitative market demand can be met without this employment land outside of designated employment sites.</p>
E6	Offices and employment areas supporting economic innovation and the knowledge economy	<p>A: Encourage mixed used development in all town centres, including start up or live-work units.</p> <p>And/or</p> <p>B: Focus new office development in Folkestone and Hythe Town Centres.</p> <p>And</p> <p>C: Identify opportunities for small and start-up business units in New Romney Town Centre.</p>	<p>NPPF 21, 23</p> <p>Core Strategy SS2, SS4, CSD6</p> <p>Saved LP: , E1, E2, S3-S7</p>	<p>There are few good existing office sites in Shepway and these are primarily within or on the edge of Folkestone Town Centre. Some of the existing large, single occupier buildings may be difficult to sub-divide or re-let if vacated.<sup>7</sup> All of these policy options would help to broaden the range of the District's office space provision so that that it better caters for small/start-up businesses in a wider range of locations, helping to support economic growth (SA6).</p> <p>By directing office, small business or live-work units to town centres, all policy options should help to ensure that employment areas are</p>	<p>By not focusing development within any particular town centres, option A may fail to support the economic development of settlements which have the greatest potential to become clusters for growth in the knowledge economy (SA6).</p> <p><b>Recommendation:</b> This policy should be explicitly linked to evidence on the spatial distribution of economic development opportunities in the District and on market demand for the types of employment premises provided, including the Shepway Economic Development Strategy, Shepway Employment Land Review and forthcoming Town Centre Study.</p>

<sup>7</sup> Shepway District Council (2011) Employment Land Review

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				<p>accessible from transport hubs, are near where people live and have access to other essential infrastructure. This will help to deliver settlement vibrancy (SA3), high quality employment space (SA6), sustainable travel patterns (SA10) and efficient use of land (SA11).</p> <p>By not focusing development within any particular town centre, option A will help to ensure that availability to these units and employment opportunities are spread throughout the district (SA6).</p> <p>Options B and C define the towns in which the LPA is planning to encourage the clustering of the knowledge economy and in doing so could enhance the viability and vitality of these centres (SA3) as well as ensure that local infrastructure is in place to support a higher skilled service economy (SA6). Option B is particularly likely to have positive effects on SA6 as there is a need for further small incubation premises for business start-ups in Folkestone to encourage indigenous business formation and widen employment opportunities.<sup>8</sup></p>	

<sup>8</sup> Shepway District Council (2011) Employment Land Review

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
E7	Providing for the needs of small and medium sized businesses	<p>A: Set maximum size thresholds in certain town centre areas to ensure business units remain small and employment areas develop different specialities.</p> <p>Or</p> <p>B: Do not set size thresholds to allow maximum flexibility.</p> <p>And/or</p> <p>C: Encourage provision of smaller units on other designated employment sites.</p>	NPPF 21, 23 Core Strategy SS2, SS4	<p>All three policies are likely to ensure that there are smaller business units within town centres, helping to ensure that local people can access jobs locally in small and medium sized companies (SA6). Through encouraging the increased provision of units in the town centres, this policy is likely to reduce the need to travel and support use of sustainable transport modes (SA10).</p> <p>Options A and C are likely to support and encourage the clustering of business in particular areas of a town centre or within designated employment sites, which would support development of specialty business clusters.</p> <p>Option B is more likely to ensure that a range of units are provided for a range of business types and uses. Businesses will be able to expand within their existing locations, which will help to sustain town centres, local jobs and the quality of the local environment (SA3, SA6, and SA8).</p>	Option B may fail to provide for the needs of small and medium sized businesses, including need for further small incubation premises for business start-ups in Folkestone to encourage indigenous business formation and widen employment opportunities. <sup>9</sup> This would have negative effects on SA6.
E8	Town centre and shopping areas (primary and secondary)	A: Continue to set minimum percentage thresholds for the occupancy of the shopping street	NPPF 23-27 Core Strategy	Policy options A and C are likely to help town centres remain vibrant and of an acceptable	By resisting change of use away from retail, option B is at risk of not being consistent with NPPF

<sup>9</sup> Shepway District Council (2011) Employment Land Review



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	Policies that protect the vitality and viability of retailing in town centres.	<p>by shopping uses. Where a stretch of the street is below the desired threshold, changes of use away from shops will be resisted.</p> <p>Or</p> <p>B: Prevent all changes of use away from shopping use regardless of the occupancy levels (except in special circumstances).</p> <p>Or</p> <p>C: Prevent changes of use away from shopping where it would create a certain number of non-retail units adjacent to each other.</p> <p>Or</p> <p>D: Introduce greater flexibility by allowing changes of use away from shopping into specified other uses, but risk losing valued retail units.</p>	SS3, SS4 Saved LP: S3-S7	<p>quality by allowing for a mix of services and facilities, as well as scope for residential development (SA3 and SA8). By providing for shops, services and facilities in a central location, these options are also likely to have positive effects on reducing the need to travel or providing the opportunity to use sustainable transport as transport nodes are centrally located (SA10).</p> <p>Options A, B &amp; C would help to ensure that local retail employment sites are protected and are well connected to local labour (SA6, SA10).</p> <p>Option D provides the greatest flexibility. Assuming that the 'other specified uses' are town centres uses such as community infrastructure, public services, and leisure and cultural facilities, this would facilitate town centre vibrancy (SA3) and improvements to the night time economy (SA6) and enjoyed by local communities (SA3).</p>	<p>(para 23) and Core Strategy (Policy SS4) requirements for a mix of active uses in town centres with potential negative effects on vibrancy and access to services other than retail (SA3). Failure to allow other facilities to be provided in central locations could also have negative effects on reducing the need to travel or providing the opportunity to use sustainable transport as transport nodes are centrally located (SA10).</p> <p>By allowing greater scope for change of use away from retail, option D risks a significant shift of shopping activity to out of town shopping centres and increased loss of retail business to competing centres such as Ashford with negative effects on Shepway's economy (SA6). Town centre vibrancy (SA3) could also suffer if the non-retail uses provided attract fewer people than the retail ones that are lost.</p> <p><b>Recommendation:</b> This policy should be explicitly linked to available evidence on the likely effects of replacing town centre retail units with other services and facilities, including the findings of the forthcoming Town Centre Study.</p>
E9	Promoting the vitality and viability of town centres, or isolated parades, by	A: Introduce a flexible approach to allow non-retail uses (for example crèches, leisure activities or health	NPPF 23-27, 28 Core Strategy	Both policy options are likely to support community vibrancy and access to opportunities to	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	maintaining an appropriate proportion of non-shopping uses	centres) where these would complement retail uses and contribute to vitality and viability.  Or  B: Encourage the co-location of services, infrastructure facilities to create mini "hubs" and to release other land/buildings for further development.	SS3, SS4  Saved LP: S3-S8	engage in employment, leisure and educational opportunities (SA3). The integration of these within town centres could also add to their vibrancy, diversify employment opportunities and therefore increase the attraction of town centres to businesses (SA 6). Furthermore the integration of services will also help to reduce travel times between residential and service locations which will encourage more sustainable uses of transport (SA10) and potentially encourage more efficient uses of land (SA11).  In smaller rural settlements, areas, this policy is also likely to support settlement vibrancy (SA3) and, by creating 'mini-hubs', increase trips to the settlement centre, helping to support the viability of all existing and new shops, services and facilities located there.	
E10	Improving sites of poor visual amenity which detract from the appearance of town centres and stimulate beneficial redevelopment	A: Where there is an economically feasible case for redevelopment of sites that do not contribute to the attractiveness of the town identify an opportunity area, accepting flexibility of use in return for very high quality, historically sympathetic design and finishing materials  Or  B: Leave it entirely to the market and treat incoming proposals on a	NPPF 23  Core Strategy SS3, SS4  Saved LP: SD1	Option A enables the LPA to plan positively to ' <i>identify priority areas for economic regeneration, infrastructure provision and environmental enhancement</i> ' in line with the NPPF (Para 21.5). The resulting redevelopment of redundant sites within town centres would be likely to have positive effects on vibrancy (SA3) and efficient use of land (SA11). The requirement for	Both policy options allow for redevelopment of sites of poor visual amenity. By providing flexibility to redevelop employment sites for other uses such as residential, this policy risks not meeting the requirements of para 23.10 of the NPPF, which states that ' <i>where town centres are in decline, local planning authorities should plan positively for their future to encourage economic</i>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		case-by-case basis		high quality design has the potential for positive effects in relation to crime and anti-social behaviour (SA4) and through appropriate lighting, passive surveillance etc. High quality design could also deliver positive effects in relation to the setting of historic assets (SA7) and townscape character (SA8). In addition it may help to provide opportunities to provide more adequate employment sites with suitable infrastructure, which could meet new business needs and help to ensure that there is a supply of employment for local people (SA6).	<i>activity'</i> with negative effects on SA6.  <b>Recommendations:</b> The policy should define what is meant by an 'opportunity area'. The policy should clarify whether it applies to all sites of poor visual amenity or only those that are currently in employment use. Any requirement for good design should be extended to cover benefits for biodiversity and the green infrastructure network. This policy should set out how it will determine whether employment land of poor visual amenity is surplus to requirements, particularly in light of the conclusion of the Employment Land Review <sup>10</sup> that <i>"There is no strong case for releasing most existing employment sites and allocations in Shepway"</i> .
E11	Managing a lively, safe and social evening/night time economy in the larger town centres which does not detract from the retail offer of town centres or harm residential amenity	A: Encourage the provision of food, drink and entertainment uses where they are appropriately located and would not lead to an undue loss of shopping units and would not cause harm to local residential amenity.  Or	NPPF 23 Core Strategy SS4 Saved LP: S3-S7	Shepway has high unemployment with large numbers of shop vacancies in its towns. Option A encourages the diversification of business in the District's larger town centres where uses would not lead to an undue loss of shopping units and would not	Encouraging the provision of food, drink and entertainment uses through the implementation of Policy option A has the potential to increase crime and antisocial behaviour in town centres (SA4) and reduce residential amenity if not carefully managed. Increased

<sup>10</sup> Shepway District Council (2011) Employment Land Review

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		B: Not to actively promote an expansion of the night time economy and maintain the existing balance of uses		<p>cause harm to local residential amenity. Increasing the provision of hospitality businesses in the town centres is likely to enhance the District as a visitor attraction, generating more jobs (SA6) and improving town centre vibrancy and access to a diverse range of facilities and services (SA3).</p> <p>Option B would have a negligible effect as it would maintain the existing balance of uses in the town centre.</p>	<p>provision of certain hot food outlets could promote unhealthy lifestyles (SA3).</p> <p><b>Recommendation:</b> The PPLP recognises that “good design will be required to design out crime and provide a more inclusive place for people to socialise”. This policy should explicitly address this need, for example by:</p> <ul style="list-style-type: none"> <li>- Requiring developer contributions to provision of additional late night transport, public toilets, street cleaning, security/policing, good quality street lighting and so on.</li> <li>- Avoiding concentrations of licensed premises and/or promoting non-alcohol focused uses/activities.</li> <li>- Indicating the types of issue likely to be subject to planning conditions, such as acoustic insulation of bars and music venues.</li> <li>- Indicating the types of issues to be addressed by residential design requirements for new dwellings in locations where the night time economy is to be promoted.</li> </ul>
E12	Education/training	A: Allocate the East Kent College site for mixed use development that will enhance the educational offer on the campus	NPPF 23, 70, 72 Core Strategy SS3, SS5,	Both policies promote the enhancement of education and training facilities in the District (SA3) which will generate employment opportunities and	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>And/or</p> <p>B: Work with partners such as Kent County Council, skills providers and neighbouring authorities to promote and deliver improved education facilities and increased education opportunities including support for identifying and developing vocational and skills improvement facilities in the borough</p>	CSD6, CSD7	<p>create a local skilled workforce (SA6). This is particularly important in a District which has an economy built long-term contracting industries, the majority of which are low paid. Improving education and training in the District will increase the pool of highly skilled workers in the District, helping to diversify the District's economic base.</p> <p>The benefits associated with Policy option A are likely to be focussed on the East Kent College campus, whereas Option B's focus is much broader, including other skills providers and neighbouring authorities. Therefore, Option B has the potential to generate more significant benefits to education facilities and increased education opportunities in the District.</p>	
E13	Tourism and tourist facilities	<p>A: Supporting proposals for new visitor accommodation provided that:</p> <p>(i) They are well related to the primary road network and/or have good public transport accessibility;</p> <p>(ii) Will not create parking congestion in the area they are located; and</p> <p>(iii) Do not impact upon the character and amenity of neighbouring buildings and the</p>	NPPF 23,28 Saved LP: TM2	<p>Policy options A and B promote the improvement and expansion of tourism facilities (an important industry in the District). Both policies are likely to have a positive effect by attracting more tourists to the District which in turn will generate more employment in the District (SA6) and help support the viability of services and facilities (e.g. public transport, leisure facilities) which serve both residents and visitors (SA3). Inclusion of</p>	<p>Policy options A and B promote the expansion and improvement of tourism facilities in the District. This is likely to attract more tourists to the area, which could have an adverse effect on the integrity of biodiversity assets that are sensitive to visitor pressure (SA9).</p> <p>Option D does not promote the safeguarding, expansion or improvement of tourism facilities in the District, which could have an adverse effect on the</p>

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		<p>surrounding area.</p> <p>And/or</p> <p>B: Encouraging extensions and improvements to existing visitor accommodation subject to other development management policies.</p> <p>And/or</p> <p>C: Where a loss of visitor accommodation is proposed within the district it will need to be demonstrated that:</p> <p>(i) The existing use is no longer viable or feasible. It will also need to be demonstrated that other visitor accommodation types are not feasible or viable at the site;</p> <p>(ii) The proposal provides an alternative use that meets the strategic needs of the Core Strategy Local Plan;</p> <p>(iii) The new use does not impact upon the character or amenity of the area and neighbouring uses or adversely impact upon the transport network.</p> <p>Or</p> <p>D: Consider proposals for redevelopment or change of use of existing visitor accommodation on a site by site basis but without the presumption that the existing use should be retained.</p>		<p>criteria within this policy or as other development management policies to ensure accessibility will help to mitigate potential negative impacts in relation to traffic or parking congestion (SA10), local amenity (SA3) and the character of the surrounding area (SA8).</p> <p>Policy option C outlines the exceptional circumstances in which the loss of existing visitor accommodation will be permitted. This option is likely to protect viable tourism facilities whilst opening-up opportunities for failing business to be reinvented into viable economic concerns (SA3 and SA6).</p> <p>Policy option D permits the redevelopment or change of use of existing visitor accommodation without the presumption that the existing use should be retained. This is likely to generate greater opportunities for developers to propose and develop alternative land uses in the District, with potential positive effects on housing provision (SA5), other employment uses (SA6) and the efficient use of land (SA11).</p> <p>Both policy options C and D offer a degree of flexibility which supports the diversification of the District's</p>	<p>sustainability of the tourism industry in the District (SA6).</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				economy. This would help to support growth in higher skilled, higher paid sectors than tourism, with positive effects on the economy (SA6). The ability to convert visitor accommodation that is no longer needed would also support improvement to the vibrancy (SA3) and character (SA8) of Shepway's towns.	
E14	Caravan and camping sites	<p>A. Support the upgrade, expansion of existing touring caravan and camping sites and the provision of new touring caravanning in sustainable locations where specific criteria are met including there being no harm to the character of the countryside and the undeveloped coast, the amenity of nearby residential property and there being no risk from flooding.</p> <p>Or</p> <p>B. That other than small enhancements and additions there be a presumption against the expansion and development of additional touring camping and caravanning sites.</p> <p>And/ or</p> <p>C. That there is a presumption against the provision and expansion of static caravan and holiday chalet sites.</p> <p>Or</p> <p>D. That additional static holiday</p>	<p>NPPF 28,100, 103, 106</p> <p>Core Strategy SS3, CSD3</p> <p>Saved LP: TM3, TM4 and TM5</p>	<p>All policy options attempt to prevent harm to the character of the countryside and the undeveloped coast (SA8), the amenity of nearby residential property (SA3) and to manage flood risk (SA1), all of which are essential to maintaining the District's economic role as a visitor attraction (SA6).</p> <p>Policy options A, D, E and F promote the expansion of existing touring caravan and camping sites and the provision of new touring caravanning in sustainable locations where specific criteria are met. Both policies are likely to have a positive effect by attracting more tourists to the District which in turn will generate more employment in the District (SA3 and SA6).</p>	<p>Policy options A, D, E and F promote the expansion and improvement of caravan and camping sites in the District, with the potential for negative effects on the setting of heritage assets (SA7) and landscapes (SA8). They would also be likely to attract more tourists to the area, which could have a negative effect on the integrity of biodiversity assets that are sensitive to visitor pressure (SA9).</p> <p>Conversely, Policy options B and C have a presumption against the provision and expansion of static caravan and holiday chalet sites which could have an adverse effect on the sustainability of the tourism industry in the District (SA6).</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>caravans and chalet uses be supported in sustainable locations that meet specific criteria relating to location, transport, flood risk and environmental impact.</p> <p>And/or</p> <p>E. That existing static caravan and chalet parks be permitted to open all year around subject to safeguards relating to flood risk, prevention of residential uses establishing and suitable on site management arrangements being in place.</p> <p>And/or</p> <p>F. Planning permission will be granted for development designed to enhance facilities within existing caravan sites, including accommodation and the replacement of static caravans by chalets, provided that the above criteria is adhered to and:</p> <p>(a) It would not be visually intrusive and;</p> <p>(b) It would not unacceptably affect the living conditions of nearby residents</p> <p>(c) there being no risk from flooding</p>			
<b>Community</b>					
C1	To safeguard existing community facilities	A: The Council will ensure the provision of a network of community facilities, providing essential public services	NPPF para 70 Core Strategy SS3, SS5, CSD3, CSD8,	The District has a number of deficiencies in local services and deficiencies, particularly in rural areas. Both policy options	Both policy options safeguard existing community facilities in the District, which is likely to restrict the stock of existing



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>throughout the district by protecting existing community sites that still serve, or have the ability to serve, the needs of the community.</p> <p>And/or</p> <p>B: The Council will only permit the loss of existing community facilities where:</p> <p>i. It can be demonstrated that there is no need for the existing premises or land for a community use and that it no longer has the ability or flexibility to serve the needs of the community;</p> <p>ii. The existing use is located on the ground floor within a Main Retail Frontage, a Secondary Retail Frontage, a Shopping Parade or other major commercial frontage; or</p> <p>iii. Community facilities of equivalent floor space or benefit (either on site or off site as part of a comprehensive redevelopment) that meets the current or future needs are provided.</p>	<p>CSD9</p> <p>Saved LP: SC4, SC7</p>	<p>safeguard existing community facilities in the District, retaining access to local facilities, services and environmental assets (SA3), including open spaces (SA14) in the District.</p>	<p>buildings that can be converted for residential (SA5) and employment development (SA6).</p> <p>Comparing the two policy options, Policy B is likely to have a less significant adverse effect as it provides useful criteria outlining the exceptional circumstances in which existing community facilities can be converted or demolished.</p>
C2	The provision of upgraded community and formal recreation facilities	<p>A: Allocate land in the plan for the provision of new facilities based on assessed needs</p> <p>And/or</p> <p>B: Allow a flexible approach to delivering new and improved community and formal recreational uses which may include the need to build on part</p>	<p>NPPF para 70, 72, 73, 74</p> <p>Core Strategy SS3 CSD3 CSD8 CSD9</p> <p>Saved LP: LR9, BE13, HO2</p>	<p>All three policy options make provision for the upgrading and development of new community and formal recreation facilities (SA3 and SA14). Such improvements are likely to result in indirect benefits for the District, helping promote healthier lifestyles (SA3) and to reduce crime (SA4). Improving</p>	<p>The allocation of land for new facilities based on assessed needs in policy option A is more likely to result in the allocation of greenfield land than options B and C which make provision for the regeneration of previously developed land. Therefore, option A has the potential to have a negative effect on</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>of an area of existing open space in order to provide better quality facilities and bring about environmental improvements and regeneration.</p> <p>And/or</p> <p>C: Allow more flexible use of vacant retail units for other business uses, community facilities or residential use</p>		<p>healthier lifestyles is particularly important in Shepway with its general lack of health facilities in the rural areas and a high proportion of individuals with limiting long-term illnesses.</p> <p>The allocation of land for new facilities in policy option A and the provision for the more flexible use of vacant properties for other business uses, community facilities are likely to create more jobs in the District (SA6).</p> <p>Policy option B's provision for development on existing open spaces where this provides better quality facilities has the potential for positive effects in relation to access to community and recreation facilities (SA3) and townscape (SA8).</p>	<p>efficient use of land (SA11).</p> <p><b>Recommendation:</b> It is suggested that the elements of option C relating to conversion of vacant retail units to business or residential use be moved to another policy to ensure that this policy remains focused on community/recreation provision.</p>
C3	<p>Providing open space, informal recreation provision and other green infrastructure to meet the current and future needs of the District addressing deficiencies and taking into account planned development</p>	<p>A: Allocate new sites for open space and informal recreation facilities in accordance with the proposals set out in open spaces: sports and recreation report 2011 and the emerging play strategy.</p> <p>Or</p> <p>B: As above but the emphasis being to provide new open space and informal recreation facilities as part of the redevelopment of larger sites.</p>	<p>NPPF para 73</p> <p>Core Strategy CSD4, SS6, SS7,</p> <p>Saved LP: LR9</p>	<p>Both policy options make provision for new sites for new open space and informal recreation facilities (SA3 and SA14). Such improvements are likely to result in indirect benefits for the District, helping promote healthier lifestyles (SA3), reduce crime (SA4) and offer the potential for biodiversity enhancement (SA9). Supporting healthier lifestyles is particularly important in Shepway with its general lack of health facilities in the rural areas and a high</p>	<p>The allocation of new sites for new open space and informal recreation facilities is more likely to result in the allocation of greenfield land, which has the potential to have an adverse effect on efficient use of land relative to regeneration of brownfield sites (SA11).</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				<p>proportion of individuals with limiting long-term illnesses.</p> <p>Policy A is informed by the Open Spaces: Sports and Recreation Report 2011 and the emerging play strategy, both of which identify the areas of greatest need for open spaces and informal recreation facilities. Relative to option B which focusses on major developments, Policy A is likely to maximise the benefits of new open space and informal recreation facilities.</p>	
C4	Creating a balance between permitting appropriate use of the countryside for recreation and protecting natural resources and the character of the rural areas	<p>A: Develop criteria based policies for equestrian development and other recreational activities that are sustainable and appropriate to a rural location to ensure they respect the character of the countryside, based on the Kent Downs AONB good practice guide</p> <p>Or</p> <p>B: Rely upon generic design policies to assess such proposals</p>	<p>NPPF para 17, 114, 115</p> <p>Core Strategy CSD3, CSD4</p> <p>Saved LP: CO22</p>	<p>Supporting healthier lifestyles is particularly important in Shepway with its general lack of health facilities in the rural areas and a high proportion of individuals with limiting long-term illnesses.</p> <p>Policy option A's criteria-based approach is likely to promote the development of appropriate recreation uses in the countryside (SA3 and SA14) while safeguarding the special character of the countryside (SA7, SA8 and SA9). By encouraging the creation of new recreational uses in the countryside, Policy A is likely to have indirect benefits for promoting healthier lifestyles in the District (SA3) and generating new sources of</p>	None identified.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				employment (SA6). Policy option B would have a negligible effect relative to the SA baseline as it relies on existing planning policy.	
C5	Rural services and creating a balance between protecting the countryside and supporting the rural economy	A: Develop criteria based policies for the re-use and adaptation of rural buildings and other development associated with small scale business uses in the countryside to ensure they respect the character of the Countryside and in particular the AONB  Or B: Rely upon generic design policies to assess such proposals	NPPF para 28  Core Strategy CSD3  Saved LP: CO19	Policy option A's criteria-based approach is likely to promote the development of appropriate small scale business uses in the countryside, improving access to services (SA3) and supporting the rural economy (SA6) while safeguarding the special character of the countryside and in particular the AONB (SA7, SA8 and SA9). Improving the provision of local services and facilities is particularly important in the District's rural areas where the population is largely made-up of older people who may find it more difficult to travel to access these services.  Policy option B is likely to have a negligible effect as it relies on existing planning policy.	None identified.
C6	Providing enhancements to existing open spaces and formal and informal recreation facilities	A: Require developer or Community Infrastructure Levy (CIL) contributions for new provision/ enhancements to nearby open space and recreation facilities to meet the needs of all new residential development  And/or B: Require where practicable major new development to	NPPF para 70, 73  Core Strategy SS3, SS5, CSD4  Saved LP: SD1, LR9	The District has a deficiency in good quality open space, particularly Parks. Furthermore, in recent years, some of the District's open space has been lost to make way for new housing development. Supporting healthier lifestyles is particularly important in Shepway with its general lack of health facilities in the rural	Site-focussed policy options B and C do not facilitate investment in District-wide green infrastructure schemes. This may reduce the Council's ability to tackle deficiencies in larger scale open spaces (SA14) or improve the connectivity of biodiversity networks (SA9).

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>improve the quality of existing open spaces and recreation facilities in the local vicinity</p> <p>Or</p> <p>C. Require major development to provide on-site open space provision based on the Fields in Trust Benchmark Standard</p>		<p>areas and a high proportion of individuals with limiting long-term illnesses. All three policy options are likely to result in local investment for the provision of new and upgrading of open spaces and formal and informal recreation facilities (SA3 and SA14). Such improvements are likely to result in indirect benefits for the District, helping promote healthier lifestyles (SA3) and to reduce crime (SA4).</p> <p>By allowing contributions to be pooled for green infrastructure, option A will enable the Council to address larger scale deficiencies and plan green infrastructure improvements strategically, maximising the above benefits for the District's communities.</p>	
C7	Local Green Space	<p>A. Planning permission will only be granted for development proposals on designated Local Green Space that protect its openness, permanence and special quality.</p> <p>The Council will support designation of Local Green Space through Neighbourhood Plans where the space has a special character and significance to the local community by virtue of its beauty, historic significance, recreational value or wildlife value.</p>	<p>NPPF para 76, 77</p> <p>Core Strategy CSD4</p>	<p>The District has a deficiency in good quality open space, particularly Parks. Furthermore, in recent years, some of the District's open space has been lost to make way for new housing development.</p> <p>Both policy options are likely to have a negligible effect as they reiterate national planning policy requirements.</p>	<p>Both policy options are likely to have a negligible effect as they reiterate national planning policy requirements.</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		Or B. The Council will protect and safeguard the extent of the district's Local Green Spaces as designated on the Policies Map by applying the same level of protection afforded to Metropolitan Green Belt in national planning policy to Local Green Spaces in the District.			
C8	Protection and enhancement of Public Rights of Way (PRoW). Create a network to link up open spaces and provide an improved network of pedestrian and cycle routes	A. Specifically allocate land to create a network of pedestrian routes, cycleways and bridleways between residential areas and main destinations, links between urban areas and the countryside and routes through the countryside in conjunction with the Green Infrastructure Strategy And/Or B: Require developers on a case by case basis to link up new residential developments with the footpath / cycleway / bridleway network	NPPF para 75 Core Strategy CSD4 Saved LP: LR8	Both policy options are likely to promote the protection and enhancement of the existing PRoW network which is likely to benefit the District's ambitions to promote healthier lifestyles and improve local connectivity (SA3 and SA14), promote sustainable modes of transport (SA10) and reduce greenhouse gas emissions from road traffic (SA2).  Option A, in conjunction with the Green Infrastructure Strategy, is likely to create more opportunities to tackle strategic issues and deliver greater enhancement of the PRoW network than Policy B, which operates on an application-by-application basis.	Policy option B's requirement for developers to connect new residential schemes to the existing PRoW network has the potential to make it harder to develop new residential schemes in the District with potentially adverse effects on housing provision (SA5).
C9	Provision of new community facilities in Hythe	A. That development will be permitted on land at Princes Parade for a hub of new community uses including a leisure centre with swimming pool, a relocated Seabrook elementary	NPPF para 70 Core Strategy CSD3, CSD7 Saved LP: TM8	All three policy options will generate new community facilities, including open space, in Hythe (SA3 and SA14) with indirect benefits for generating employment (SA6), reducing crime (SA4) and reducing the	All three policy options represent major allocations on the edge of Hythe. Despite measures outlined to safeguard the existing landscapes surrounding Hythe (SA8) and local heritage assets (SA7), the scale of the

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		<p>school, and a canal side park.</p> <p>Planning permission will be subject to the following requirements being met: -</p> <ul style="list-style-type: none"> <li>i. Any housing development being limited to that which is demonstrated to be necessary to providing sustainable community uses;</li> <li>ii. The decontamination of the land;</li> <li>iii. High quality design of buildings and landscaping that reflects the site's unique seafront location;</li> <li>iv. Development preserving and where possible enhancing the setting of the Royal Military Canal and other heritage assets;</li> <li>v. Provision of sustainable transport to and from the site.</li> </ul> <p>Or</p> <p>B. Development will be permitted on suitable individual sites in and adjoining Hythe for essential new community uses and in a particular leisure centre with swimming pool and a relocated Seabrook elementary school.</p> <p>Planning permission will be subject to the following requirements being met: -</p> <ul style="list-style-type: none"> <li>i. The site is in a sustainable location with good access from a range of travel modes;</li> </ul>		<p>need to travel (SA10). All three policy options have regard for safeguarding the open character of the countryside surrounding Hythe (SA8) and protecting local heritage assets (SA7).</p> <p>Policy option A promotes the development of a canal side park which is likely to generate more significant contributions to the Council's ambitions to create new community facilities and open spaces (SA3 and SA14). Furthermore, option A promotes housing development necessary for providing sustainable community uses (SA5) and land decontamination (SA11).</p> <p>Policy option C makes provision for a more modest development at Princes Parade. This is likely to generate less significant new community facilities in Hythe (SA3 and SA14) with indirect benefits for generating employment (SA6), reducing crime (SA4) and promoting sustainable travel (SA10).</p>	<p>development has the potential for some adverse effects in relation to these issues. Furthermore, no mitigation measures have been made for biodiversity loss (SA9).</p> <p>As option C makes provision for a more modest development at Princes Parade, the associated adverse effects of development on the edge of Hythe are likely to be less significant.</p> <p><b>Recommendations:</b></p> <p>Provide links in the PPLP to evidence of the need for new community facilities in Hythe.</p> <p>Consider biodiversity enhancement as a requirement of planning permission for new community facilities in Hythe.</p>

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		<p>ii. The development would not have an adverse impact on the amenity of nearby residential properties;</p> <p>iii. High quality design of buildings and landscaping are included;</p> <p>iv. There would be no adverse incursion of the development into the open countryside;</p> <p>v. There is no adverse impact on acknowledged heritage assets;</p> <p>vi. The site is sequentially acceptable having regard to flood risk.</p> <p>And/or</p> <p>C. Planning permission will only be granted on Land at Princes Parade for minor development that is related to low key leisure uses associated with the enjoyment of the adjoining coastline and canal and which preserves the predominantly open character of the site.</p>			
<b>Transport</b>					
T1	<b>Parking Standards</b>	<p>A: Rely on adopted Kent County Council parking standards (IGN3), supported by national guidance, Kent Design and Shepway Transport Strategy</p> <p>And/or</p> <p>B: Produce new Shepway adopted parking standards based on local circumstances which also include criteria for the design and layout</p>	<p>NPPF para 39, 40</p> <p>Core Strategy SS3, SS5</p> <p>Saved LP: TR12, TR14, CO16</p>	<p>The District has a high dependency on the private car. Whilst air quality is generally not an issue, this nevertheless has negative effects in relation to traffic congestion and greenhouse gas emissions.</p> <p>Policy option A relies on existing planning policy and would therefore have a</p>	None identified.



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>of parking spaces (including garages) in new developments</p> <p>And</p> <p>C: Adopted parking standards may be varied where:-</p> <p>i) the location is well served by public transport and there would be no adverse effect on road safety or traffic management;</p> <p>ii) this would allow development which would preserve or enhance the character or appearance of a conservation area, or assist the re-use of a building of architectural or historic interest which is a recognised heritage asset.</p> <p>iii) Measures are included in the development or a commuted sum payment section 106 contribution is made for improvements to or measures to assist encourage the use of public transport, cycling or walking.</p> <p>And/or</p> <p>D: In Folkestone Town Centre and Hythe Town Centre, new leisure, retail, office or commercial development should provide essential operational parking only on site.</p>		<p>negligible effect relative to the SA baseline.</p> <p>Policy options B, C and D are likely to have a positive effect on transport (SA10) in the District by tailoring parking requirements to local needs.</p> <p>Policy options C and D go further than B in that they are more prescriptive, identifying specific areas or circumstances where parking and congestion are important issues and seeking to restrict the use of the private car in favour of more sustainable modes. Therefore, policy options C and D are likely to have a more positive effect on sustainable transport (SA10), with indirect benefits for the District's ability to mitigate the effects of climate change (SA2).</p>	
T2	<b>Site Layout</b>	In assessing the layout of new residential development and mixed use schemes that include residential development priority	NPPF para 35, 36, 38 Core Strategy SS3, SS5	The District has a high dependency on the private car. All six policy options are likely to have a positive effect on	Policy B makes provision for private vehicles in areas with poor access to public transport and Policy D reduces permeability for sites that need

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		<p>should be given to -</p> <p>A. Non car based modes of transport in the site layout</p> <p>OR</p> <p>B. Maximising the provision of on-site and off-site parking, including visitor parking in those areas with poor access to public transport.</p> <p>AND</p> <p>C. Maximising permeability and enhancing pedestrian and cycle access;</p> <p>OR</p> <p>D. Reducing permeability in site layouts where needed to meet secure by design principles;</p> <p>AND</p> <p>E. Provision of home zones and other pedestrian priority roads and spaces;</p> <p>OR</p> <p>F. Designing for a clear separation between vehicle movements and pedestrian and cycle movements.</p>	Saved LP: BE1, TR5, TR6, TR12	<p>improving transport links and accessibility in the District (SA10).</p> <p>Policy options A, C, E and F are likely to promote travel by sustainable modes (SA10) with indirect positive effects on climate change mitigation (SA2) and healthier lifestyles (SA3).</p> <p>Policy D is likely to have a positive effect on crime reduction through the promotion of secure by design principles (SA4).</p>	to meet secure by design principles. Both policy options have the potential to have an adverse effect on the adoption of alternative modes of transport to the private car (SA10), with indirect adverse effects on climate change mitigation (SA2) and the promotion of healthier lifestyles (SA3).
T3	<b>Sustainable Transport</b>	A. All developments of over 10 dwellings or over 1,000 sq. metres gross of commercial floorspace shall incorporate facilities for charging plug-in and other ultra-low emission vehicles, unless the applicant demonstrates that this is not feasible on site.	<p>NPPF para 35, 38</p> <p>Core Strategy SS3, SS5</p> <p>Saved LP: TR5, TR13</p>	<p>The District has a high dependency on the private car and below average bus use.</p> <p>All three policy options are likely to have a positive effect on the promotion of sustainable transport alternatives (SA10) which has indirect benefits for the District's ability to mitigate</p>	All three policy options go beyond existing national planning policy, thereby increasing the financial burden on developers. This could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>OR</p> <p>B. All applications of over 10 dwellings or over 1,000 sq. metres gross of commercial floorspace shall include a travel plan demonstrating how the development will achieve the objectives of sustainable development, unless it is demonstrated that there are extenuating circumstances that justify such a plan not being required.</p> <p>OR</p> <p>C. All applications of over 10 dwellings or over 1,000 sq. metres gross of commercial floorspace shall include disabled parking spaces, cycle parking and motor cycle parking in a publically accessible locations within the development.</p>		<p>the effects of climate change (SA2) and promote healthier lifestyles (SA3).</p> <p>Policy options A and C are focused on particular modes of sustainable travel (plug-in and other ultra-low emission vehicles or bicycles, respectively). In contrast, option B requires the preparation of a travel plan to achieve the broader requirements of sustainable development and may therefore have a more significant positive effects of the types described above.</p>	associated SA objectives.
T4	<b>Highway Safety and Highway Congestion</b>	<p>A. Proposals which involve the formation of a new access, or would result in the intensification of the use of an existing access, will only be permitted where: -</p> <p>i) the access is not detrimental to the safety of vehicle traffic, cyclists and pedestrians or</p> <p>ii) the access can alternatively be improved to a standard acceptable to the Highway Authority or</p> <p>iii) the applicant can demonstrate by means of a transport impact</p>	<p>NPPF para 32,34, 35</p> <p>Core Strategy SS3, SS5</p> <p>Saved LP: TR11</p>	<p>The District has a high dependency on the private car.</p> <p>Policy A is more prescriptive than Policy B; however both are likely to have a positive effect on the promotion of highway safety and the reduction of highway congestion in the District (SA10).</p>	Both policy options go beyond existing national planning policy, increasing the financial burden on developers which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>study that the proposal would not increase the risk of accidents or create delays.</p> <p>And</p> <p>B:</p> <p>Development that would lead to significant increased traffic congestion on the existing road network will not be permitted unless suitable mitigation measures are included within the application and funded by the developer.</p>			
T5	<b>Traffic Management and New Transport Schemes</b>	<p>A: All major residential, commercial and mixed use development should:</p> <p>i) promote measures to increase the use of public transport, cycling and walking;</p> <p>ii) demonstrate a positive impact on sustainable travel;</p> <p>iii) not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles users.</p> <p>And/or</p> <p>B:</p> <p>All strategic level development (development that has travel implications beyond its local environment) should:</p> <p>i) provides direct investment that improves public transport, cycling and walking between the site and</p>	<p>NPPF para 30, 32,34, 35</p> <p>Core Strategy SS3, SS5</p> <p>Saved LP: TR2, TR6, TR12, TR13</p>	<p>The District has a high dependency on the private car.</p> <p>Both policy options are likely to have a positive effect on the promotion of sustainable transport alternatives (SA10) which has indirect benefits for the District's ability to mitigate the effects of climate change (SA2) and promote healthier lifestyles (SA3).</p>	<p>Both policy options go beyond existing planning policy, increasing the financial burden on developers which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives. Option B focusses on 'strategic level' development (development that has travel implications beyond its local environment) rather than all major development, which would suggest that fewer schemes would be effected by the policies' requirements. Thus, option B is likely to have a less significant adverse effect.</p>

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		<p>town centre;</p> <p>ii) results in increased opportunities for sustainable travel including provision in the layout to allow penetration by buses ;</p> <p>iii) has a positive impact on highway safety for pedestrians, cyclists, public transport users and private vehicles users.</p>			
T6	<b>London Ashford (Lydd) Airport</b>	<p>A. Carry forward policy TR15 which states that the District Planning Authority will permit proposals for the expansion of facilities at Lydd Airport directly related to the commercial and recreational flying use provided there would be no significant impact upon the internationally important wildlife communities in the Lydd/Dungeness area. Regard will also be given to the likely effect of proposals on other special features in the area, particularly the power station.</p> <p>Or</p> <p>B. Develop a new policy for the airport but which takes account of the planning permission for the extended runway and new terminal buildings.</p>	<p>NPPF para 31, 33</p> <p>Core Strategy SS3, SS5</p> <p>Saved LP: TR14</p>	<p>Lydd Airport has planning permission for an extended runway and new terminal building.</p> <p>Both policy options promote Lydd Airport as a local and regional transport hub, with positive effects on the District's transport network (SA10), access to facilities and services (SA3) and employment opportunities (SA6).</p> <p>Option A proposes the retention of a saved policy; option B proposes the creation of a new policy that considers the implications of the recent planning permission for the extended runway and new terminal buildings. It is likely that a new policy will provide more opportunity to capitalise on the latest developments at Lydd Airport, with more significant positive effects.</p>	<p>Both policy options promote the expansion of the airport and are likely to have adverse effects on the District's ability to mitigate and adapt to the effects of climate change (SA2) as well as increasing noise levels experienced by local communities (SA3, SA5).</p> <p><b>Recommendation:</b> If policy option B is pursued it should safeguard the internationally important wildlife communities in the Lydd/Dungeness area, have regard to the likely effect of proposals on other special features in the area and address the potential effects of increased noise on residential amenity, otherwise there is potential for adverse effects on the District's ecological assets (SA9), landscapes and townscapes (SA8) and the amenity of residents (SA3, SA5) and businesses (SA6).</p>
T7	<b>Lorry Parking</b>	A. Proposals for a strategic lorry parking facility will only be	NPPF para 31,	Both policy options restrict the location and scale of lorry	Policy option A is targeted at 'strategic lorry parking facilities'

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		<p>approved where it can demonstrate it has:</p> <ul style="list-style-type: none"> <li>i) good access to the M20</li> <li>ii) no impact on the Area of Outstanding Natural Beauty or other local landscape designations or natural or ecological features</li> <li>iii) no impact on villages or small settlements in the vicinity</li> </ul> <p>OR</p> <p>B. Proposals for small lorry parking facilities will only be approved where it can be demonstrated that they have:</p> <ul style="list-style-type: none"> <li>i) provide good access to the M20</li> <li>ii) have no impact on the Area of Outstanding Natural Beauty or other local landscape designations or natural or ecological features</li> <li>iii) have no impact on villages or small settlements in the vicinity; and</li> <li>iv) provide choice and flexibility</li> </ul>	<p>Core Strategy SS5</p> <p>Saved LP: TR9, TR10</p>	<p>parking facilities in the District with the potential to reduce congestion on the District's strategic and minor road network (SA10), safeguard the special qualities of the AONB and countryside (SA8 and SA9) and the amenity of small settlements (SA5 and SA8).</p>	<p>assumed to be of a significant scale. Option B is targeted at 'small lorry parking facilities'. Restrictions on the scale of lorry parking facilities have the potential to have an adverse effect on employment in the District (SA6).</p>
<b>Natural Environment</b>					
NE1	To enhance access to the natural environment	<p>A: To target opportunities for improvements on routes and links from urban areas where access is currently poor</p> <p>Or</p> <p>B: To focus on a more general approach of improving access to</p>	<p>Core Strategy CSD4</p> <p>Saved LP: SD1</p>	<p>Both policy options are likely to have a positive effect in improving accessibility to the natural environment and their open spaces (SA3 and SA14).</p> <p>Policy A is likely to have a more positive effect on improving access to environmental assets in the District's urban areas</p>	<p>Both policy options have the potential to put the biodiversity at risk where habitats and species are sensitive to visitor pressure (SA9).</p> <p><b>Recommendation:</b> Have regard in this policy to the need to avoid negative effects on biodiversity assets that are sensitive to</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		key open spaces from all areas.		(SA3), with indirect positive contributions to improving health and wellbeing (SA3) and reducing crime (SA4).  Policy B is likely to generate a greater range of benefits to strategic issues, such as climate change adaptation and mitigation (SA2) and flood resilience (SA1), at a more limited number of open spaces.	visitor pressure.
NE2	To provide for biodiversity offsetting	Where major development proposals result in biodiversity loss, identify areas on site or off site for biodiversity offsetting on a case by case basis.  Or  Identify in the local plan boundaries for GI corridors which would be supported by developer contributions or CIL?	Core Strategy CSD4  Saved LP: CO1	Both policy options are likely to play a positive role in enhancing biodiversity in the District (SA9). Investment in green infrastructure can also result in indirect benefits to other strategic issues, such as climate change adaptation and flood resilience (SA1 and SA2), crime prevention (SA4), landscape and townscape improvements (SA8), improved access to environmental assets/open spaces (SA3 and SA14) and the promotion and provision of sustainable transport routes (SA10).  The second policy option has a greater potential to conserve and enhance biodiversity (SA9) by focussing investment in the areas where it is likely to have the greatest positive effect: GI corridors. Furthermore, establishing a link between biodiversity offsetting and CIL communicates more clearly the mechanism through which	As the catalyst for biodiversity offsetting is biodiversity loss, there is an inevitable risk of adverse effects on local biodiversity (SA9).  <b>Recommendations:</b>  It will be important to ensure that measures taken to offset loss significantly improve the condition and diversity of the wider habitat resource.  Target biodiversity enhancement to the Biodiversity Opportunity Areas to address targets in the Kent Biodiversity Action Plan and support the establishment/enhancement of landscape scale ecological networks, thereby maximising biodiversity benefits.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				funds will be raised.	
NE3	Protecting the District's landscapes and countryside	<p>A: Commission a landscape appraisal that identifies areas of countryside in addition to the AONB that make an important contribution at a local level to the natural beauty of the district and develop policies to ensure that they continue to contribute to the character of the area, protect the natural environment and are not adversely impacted by new development.</p> <p>And/or</p> <p>B: Develop a criteria based policy, in addition to Core Strategy and national policy, to protect and manage the AONB, including views into and out of it, in line with the AONB Management Plan.</p> <p>And/or</p> <p>C: Develop policies to protect the high quality areas of landscape that abut the AONB.</p>	<p>Core Strategy SS1, CSD4</p> <p>Saved LP: CO1, CO4, CO5</p>	<p>All three policy options are likely to have a positive effect on improving the quality and character of the District's landscapes (SA8). The protection of the countryside is likely to have indirect benefits for other strategic issues, such as biodiversity enhancement (SA9).</p> <p>Policy option A will result in creation of a robust evidenced-based policy that considers the landscape value of the entire District rather than just the AONB in Policy B and high quality areas that abut the AONB in Policy C and is therefore likely to result in maximising the positive effect on the District's landscapes (SA8).</p>	<p>Policy options B and C focus on the landscapes and countryside within and immediately adjacent to the AONB. Therefore, these policy options are likely to neglect other areas of the District with high quality landscapes and countryside (SA8).</p>
NE4	Achieving a balance between accommodating new growth and ensuring the protection of important habitats and species that contribute to the biodiversity of the District	<p>A: Develop additional policies to protect, manage and enhance important habitats and species that are not already subject to Core Strategy policy and national planning guidance.</p> <p>And/or</p> <p>B: Promote additional sites of biodiversity value to ensure that they are protected and sensitively managed, and where appropriate provide opportunities for access</p>	<p>Core Strategy SS1, CSD4</p> <p>Saved LP: CO11</p>	<p>Policy options A and B propose the protection and/or designation of additional areas of local conservation value to those already designated in National Planning Policy and the Core Strategy. This would likely result in the safeguarding of larger areas of habitat within the District (SA9).</p> <p>Policy C would concentrate ecological designations thought</p>	<p>Policy options A and B are likely to result in the safeguarding of larger areas of habitat within the District making it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives.</p> <p><b>Recommendation:</b> Target biodiversity enhancement to the Biodiversity Opportunity Areas to</p>



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		and education.  Or  C: Concentrate on improving existing sites such as Local Nature Reserves.		to contain the most sensitive and valuable species and habitats in the District. Such an approach would maximise the existing ecological value of the District (SA9) and potentially improve public access to well-managed environments.	address targets in the Kent Biodiversity Action Plan and support the establishment/enhancement of landscape scale ecological networks, thereby maximising biodiversity benefits.
NE5	Promoting the positive enhancement of biodiversity in the District	A: Require developers to demonstrate how major development will maintain and where possible, positively enhance the biodiversity of the site.  And/or  B: Require landscaping in new developments to use native species that reflect the landscape character of the area.  And/or  C: Where possible require developments to incorporate wildlife corridors / links between habitats.  And/or  D: Require developers to provide an ecological survey at the time of submitting a planning application unless there is clearly no ecological interest on the site.	Core Strategy SS1, CSD4	All four policy options are likely to have a positive effect on enhancing biodiversity in the District (SA9).  Option A focuses the requirements for local ecological mitigation and enhancement on major developments, which is likely to improve the deliverability of small-medium scale developments in the District, with positive effects for housing (SA5) and employment (SA6). Conversely, Policy D requires all developments to carry out ecological surveys helping to safeguard all habitats and species with ecological value (SA9).  Option B is likely to make a positive contribution to the District's landscapes (SA8) but a more limited contribution to biodiversity (SA9).  Option C has a more strategic focus, requiring developments to improve ecological networks and wildlife corridors. A strategic approach is likely to	Option A limits the ability for local planning policy to manage the cumulative effects of small-medium scale development on local biodiversity, with the potential for some adverse effects on biodiversity (SA9).  Conversely, Option D is likely to hinder the deliverability of small-medium scale housing (SA5) and employment (SA6) developments in the District as it requires developments of all sizes to carry out an ecological survey.  <b>Recommendation:</b> Target biodiversity enhancement to the Biodiversity Opportunity Areas to address targets in the Kent Biodiversity Action Plan and support the establishment/enhancement of landscape scale ecological networks, thereby maximising biodiversity benefits.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				result in greater synergies with other strategic issues, such as climate change adaptation and flood resilience (SA1 and SA2), crime prevention (SA4), landscape and townscape improvements (SA8), improved access to environmental assets/open spaces (SA3 and SA14) and the promotion and provision of sustainable transport routes (SA10).	
NE6	Preventing adverse impacts upon / loss of specific features that contribute to biodiversity such as trees and ponds	A: Develop policies to ensure protection of trees, hedgerows, ponds and other features within development sites where of ecological and landscape importance.  And/or B: Manage access to Dungeness SAC/SPAs complex.	Core Strategy CSD4  Saved LP: CO11, CO13	By requiring the protection and retention of all features with the potential for ecological or landscape value, the policy is likely to have a positive effect on landscape (SA8) and biodiversity (SA9) in the District.	The policy is relatively rigid, protecting all trees, hedgerows, ponds and other ecological features on sites with ecological and landscape value. Without a degree of flexibility in the policy, it is likely to have an adverse effect on the deliverability of some housing (SA5) and employment (SA6) schemes in the District.
NE7	Ensuring that increased recreational pressure does not have an adverse impact upon the SAC/SPAs	A: Develop policies and allocate land to divert recreation activities away from the SAC by the provision of enhanced facilities elsewhere, for example urban parks.  And/or B: Manage access to Dungeness SAC/SPAs complex.	Core Strategy CSD4  Saved LP: CO11, CO14	Both policy options are likely to have a positive effect on enhancing biodiversity in the District (SA9). Policy A proposes the allocation of Suitable Alternative Natural Greenspace (SANG) to relieve pressure on the District's SAC/SPAs whereas Policy B proposes the active management of the District's international designations. While the former has the potential to alleviate pressure on the SAC/SPA the active management proposed in the latter is likely to more directly	The allocation of additional SANG through the implementation of Policy A would result in the safeguarding of larger areas of land within the District making it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives.  <b>Recommendation:</b> Provide links in the PPLP to existing evidence in relation to recreational pressure on the District's two European sites and on the most

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				manage the adverse effects associated with recreation pressures.	appropriate strategy for mitigating such pressure, if relevant. If such evidence is absent, engage with Natural England to explore this issue and, if relevant, to agree an appropriate mitigation strategy.
NE8	Development and Disturbance of Birds in Dungeness Special Protection Areas and pRamsar site	A: Set out criteria based policy to protect sites of international nature conservation importance. This should take into account the zone of influence around the sites.  Or  B: Rely on national guidance and Core Strategy CSD4.	Core Strategy SS1, CSD4  Saved LP: CO14	Policy option A is likely to result in a more significant positive effect on biodiversity (SA9).  Option B relies on the District's Core Strategy and National planning policy and therefore has a negligible effect relative to the SA baseline.	Option A may result in the safeguarding of areas adjacent to Dungeness SAC/pSPA, making it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives.  <b>Recommendation:</b> Provide links in the PPLP to existing evidence in relation to recreational pressure on the Dungeness SAC/pSPA and on the most appropriate strategy for mitigating such pressure, if relevant. If such evidence is absent, engage with Natural England to explore this issue and, if relevant, to agree an appropriate mitigation strategy.
<b>The Coast</b>					
CP1	Integrated Coastal Zone Management	A: Establish criteria that integrate the aims and objectives of the shoreline plan and marine plans with local plan policies for establishing Coastal Change Management Areas (see CP2 below).  Or	NPPF para 105  Core Strategy Policies CSD4, CSD5	Policy options will help to reduce the risk of flood from coastal change by avoiding inappropriate development in vulnerable areas (SA1).  Both options may also have indirect positive effects in relation to safeguarding the special qualities of the Shepway	Both policy options are likely to result in the safeguarding of large areas of the District's coastline which could make it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their

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		B: Define Coastal Change Management Plans in the body of the plan.		Coastline, i.e. its heritage (SA7), landscape/seascape (SA8), biodiversity (SA9), climate change adaptation (SA2), local facilities, services and environmental assets (SA3) and water quality (SA12).  The protection and enhancement of these special qualities is likely to make the District's coastline a more popular place to visit, live and work, with positive effects on employment in the District (SA6).	associated SA objectives.
CP2	To designate Coastal Change Management Areas and managed proposed development within those areas.	A. Development proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Areas (CCMAs) identified on the Policies Map.  And  B. Planning applications for all other types of development within the CCMAs including redevelopment, extensions to existing property and development or intensification of land uses, will be permitted where a Coastal Change Vulnerability Assessment has been produced to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.  And	NPPF para 106, 107.108  Core Strategy Policies SS1, SS3, SS5, CSD4, CSD5  Saved LP: SD1, CO6	All three policy options are likely to have a positive effect on reducing the risk of flooding (SA1) with potential indirect benefits in relation to safeguarding the special qualities of the Shepway Coastline, i.e. its heritage (SA7), landscape/seascape (SA8), biodiversity (SA9), climate change adaptation (SA2), local facilities, services and environmental assets (SA3) and water quality (SA12).  The protection and enhancement of these special qualities is likely to make the District's coastline a more popular place to visit, live and work, with positive effects on employment in the District (SA6).	All three policy options are likely to result in the safeguarding of large areas of the District's coastline which could make it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives, although the safeguarded areas would be subject to high flood risk and therefore unlikely to be suitable for many forms of development in the long term.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		C. Proposals for new or replacement coastal defence schemes will be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan, and there will be no material adverse impact on the environment or that these impacts can be mitigated.			
CP3	Development around the Coast (Quality)	<p>A. Maintaining policies for protecting the undeveloped Folkestone and Dover Heritage Coast.</p> <p>Or</p> <p>B. Having no specific policy for the undeveloped Folkestone and Dover Heritage Coast relying instead on generic planning policies.</p> <p>And/or</p> <p>C. Maintaining the existing policy for Undeveloped Coast Sites at West Hythe, Dymchurch, St Mary's Bay and Dungeness.</p> <p>Or</p> <p>D. Having no specific policy for Undeveloped Coast sites at West Hythe, Dymchurch, St Mary's Bay and Dungeness.</p> <p>Or</p> <p>E. Identifying additional areas of Heritage Coast and/or Undeveloped Coast sites.</p>	<p>NPPF para 106, 107, 108, 114</p> <p>Core Strategy Policies SS1, SS3, CSD4, CSD5</p> <p>Saved LP: SD1, TM5, CO6, LR7</p>	<p>Policy options A, C and E protect undeveloped areas of the District's Heritage Coast and are likely to have more positive effects on safeguarding the special qualities of the District's coastline, i.e. its heritage (SA7), landscape/seascape (SA8), biodiversity (SA9), coastal flooding resilience (SA1), climate change adaptation (SA2), environmental assets (SA3) and water quality (SA12) than the other options.</p> <p>A Places and Policies DPD that relies on existing generic planning policies in the Local Plan is likely to have a negligible effect (option B).</p>	<p>Option E that identifies additional areas of Heritage Coast and/or Undeveloped Coast sites (options, and areas for coastal defence work, could make it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives.</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		Or F. General criteria that control development along the coast to include safeguarding areas of land to allow for coastal defence work and to prevent storm damage to buildings. May in certain circumstances limit development along the coast.			
<b>Climate Change</b>					
CC 1	Carbon emissions/ carbon reduction policy	A: Require the provision of a suite of energy efficiency, water efficiency and sustainable design measures in new housing and commercial developments e.g. use of ground or air source heat pumps, orientation for solar gain, provision of water butts, compost bins and outdoor drying facilities in addition to that required by the Building Regulations.  And/or B: That the local planning authority rely on CIL contributions to fund local carbon reduction projects where it is not technically feasible to incorporate measures on site prior to the introduction of Allowable Solutions.  Or C: Rely on the provisions of national guidance and the higher level policies expressed in the Core Strategy and the Building Regulations to ensure development contributes towards	Core Strategy Policy SS3  Saved LP: SD1	Policy option C relies on existing national planning policy and Building Regulations would have a negligible effect relative to the baseline (although these national policies are still likely to require all new residential developments of more than 10 homes to be zero carbon from 2016 and smaller developments to meet high standards).  Policy options A and B which go beyond existing national planning policy and building regulations would have a positive effect on improving the District's contribution to climate change mitigation and adaptation (SA2) and water efficiency (SA13). These positive effects relative to the baseline would be temporary since all new homes will have to meet zero carbon (larger developments) or stringent energy standards (smaller developments) from 2016.  Furthermore, option B is likely	Policy options A and B, which go beyond existing national planning policy and Building Regulations, would increase the financial burden on developers, which could make it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		minimising energy and water usage, and carbon dioxide emissions.		to maximise the community benefits of carbon reduction projects by pooling CIL contributions for investment in larger local carbon reduction schemes, delivering the benefits of economies of scale.	
CC2	Wind Turbine Development	<p>Planning permission will be granted for the development of wind turbines, subject to considerations including noise impacts, safety, ecology, interference with electromagnetic transmissions, heritage, shadow flicker, energy output, cumulative landscape and visual impacts, decommissioning.</p> <p><b>Extensions and Alterations to Existing Wind Farms</b></p> <p>Extensions to existing wind farms will be supported provided that the proposals are in keeping with the character of the existing development and satisfy criteria a) to i) above.</p> <p>Proposals to re-commission or re-power a wind farm will be supported provided that the development meets criteria a) to i) above taking full account of the effects of the extended timescale.</p> <p><b>Wind Turbine Development Affecting the Area of Outstanding Natural Beauty (AONB)</b></p> <p>There will be a presumption against large scale wind</p>	<p>Core Strategy Policy SS3</p> <p>Saved LP: U14</p>	<p>The policy is likely to encourage the development of Wind Turbines/Farms in the District with positive effects on the District's ability to mitigate the effects of climate change (SA2). It is also likely to have lesser, indirect positive effects on employment in the District (SA6).</p> <p>The policy's presumption against large-scale wind turbines/farms in the AONB is likely to safeguard the special qualities of the AONB, i.e. its heritage (SA7), landscape/seascape (SA8), and biodiversity (SA9).</p>	<p>Development of wind turbines/farms in the District could have an adverse effect on the landscapes/ townscape/ seascapes (SA8) as well as the settling of heritage assets (SA7). Furthermore, it has the potential to increase the rates of bird strike in the District, with adverse effects on biodiversity (SA9).</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>development in the AONB. Developments involving more than one turbine, or turbines with a hub height of over 25m, will not be permitted.</p> <p>Small scale wind development within the AONB will be permitted provided that its impacts on the environment are acceptable and its installed capacity is commensurate with the needs of the property or business. Development outside of the AONB which has a substantial impact on interior views within the AONB, or important views of the AONB, will not be permitted.</p>			
CC3	Wind turbines and existing residential development	<p><b>Wind turbines in connection with existing residential use</b></p> <p>A. Wind turbines to provide energy for existing residential dwellings will only be acceptable where:</p> <p>A single turbine is proposed for an existing dwelling;</p> <p>The scale of the turbine is not overwhelming in relation to the height of nearby dwellings;</p> <p>There is no adverse impact on the setting of a listed building, a conservation area or other heritage asset;</p> <p>The turbine does not cause any adverse impact on the amenity of a nearby dwelling(s) by way of obstructed outlook, noise or</p>	<p>Core Strategy Policy SS3</p> <p>Saved LP: U14</p>	<p>Both policies are likely to have a positive effect in safeguarding the amenity of local residents (SA3, SA5) as well as the District's heritage assets (SA7), landscapes, townscapes and seascapes (SA8) and biodiversity (SA9).</p> <p>Option B goes one step further than option A by requiring applicants to demonstrate that they have explored all reasonable alternatives for less intrusive forms of renewable energy. The second policy approach is more positive than the first as it promotes alternative low carbon and renewable technologies as opposed to just restricting the use of one. Therefore, option B may have a minor positive</p>	<p>Both policy options restrict the development of wind turbines in connection with residential uses which could have an adverse effect on promoting climate change mitigation in the District (SA2).</p> <p><b>Recommendation:</b> Option B should expand on what represents a 'reasonable alternative' renewable energy source, e.g. does this mean that an alternative is only reasonable if it can deliver the same amount of energy for the same installation cost?</p>



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>flicker;</p> <p>The turbine does not have any adverse visual impact on the scenic beauty of the Kent Downs Area of Outstanding Natural Beauty or other sensitive local landscapes;</p> <p>There are no adverse ecology impacts arising from the development;</p> <p>The turbine is finished in an appropriate colour to minimise its visual impact;</p> <p>The turbine is removed when no longer operational.</p> <p>Or</p> <p>B. Wind turbines for existing residential uses will only be acceptable where the above criteria are met <u>and additionally</u> the applicant has demonstrated that they have explored all reasonable alternatives for less intrusive forms of renewable energy such as ground source heating.</p>		effect on the district's contribution to climate change mitigation (SA2).	
CC4	Solar Farms	<p><b>Solar farms</b></p> <p>A. The development of new solar farms or the extension of existing solar farms will only be acceptable where:</p> <p>The proposed solar farm does not have any adverse visual impact on the scenic beauty of the Kent Downs Area of Outstanding</p>	<p>Core Strategy Policy SS3</p> <p>Saved LP: U14</p>	<p>Both policy options are likely to have a positive effect in safeguarding the amenity of local residents (SA3, SA5) as well as the District's heritage assets (SA7), landscapes, townscapes and seascapes (SA8) and biodiversity (SA9).</p> <p>However, the second policy goes one step further by</p>	<p>Both policy options restrict the development of solar farms in the District which could have an adverse effect on promoting climate change mitigation (SA2).</p> <p>However, the second policy goes one step further by preventing solar farms from being constructed on the best and most versatile agricultural land, and</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>Natural Beauty or other sensitive local landscapes;</p> <p>The proposed solar farm does not result in the direct loss of amenity to nearby residential properties by virtue of glare or other disturbance;</p> <p>Any necessary ancillary building works are minimised so as not to adversely impact on the character of the surrounding area;</p> <p>There are no adverse ecology impacts arising from the development;</p> <p>A suitable landscaping and screening strategy is included with the application;</p> <p>The solar panels and supporting frames are finished in an appropriate colour to minimise visual impact;</p> <p>The solar panels are removed when no longer operational.</p> <p>Or</p> <p>B. Solar farms will only be acceptable where the above criteria are met <u>and additionally</u> the solar farm will not result in the loss of the best and most versatile agricultural land.</p>		preventing solar farms from being constructed on the best and most versatile agricultural land, thereby safeguarding them (SA12).	<p>therefore has greater potential for negative effects on SA2.</p> <p><b>Recommendation:</b> In line with national Planning Practice Guidance, policy criteria should include:</p> <ul style="list-style-type: none"> <li>- Consideration of the need to conserve heritage assets.</li> <li>- The need for and impact of security measures such as lights and fencing.</li> <li>- Consideration of the energy generating potential of the proposed site.</li> </ul>
CC5	Renewable energy/ Off site renewable energy	A. Develop a renewable energy strategy that identifies suitable sites for renewable energy and promotes the development of Combined Heat and Power (CHP)	Core Strategy Policy SS3 Saved LP: U14	Options A and B both have a positive effect on promoting renewable and low carbon energy technologies in the District (SA2).	Option B requires all large scale residential, commercial and institutional planning applications to assess the potential for CHP solutions. This policy has the

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>networks.</p> <p>Or</p> <p>B. Establish policy that requires CHP solutions to be assessed for all large scale residential, commercial and institutional planning applications.</p> <p>Or</p> <p>C. Not have a policy relating to CHP.</p>		<p>Option A is more comprehensive, committing to a renewable energy strategy which could identify opportunities and need for renewable and low carbon technologies in the borough. Therefore the significance of its positive effect on the District's contribution to climate change mitigation is likely to be greater. Development of a renewable energy strategy could help to avoid the need to assess every large scale development for its CHP potential, reducing the burden on developers, with positive effects on SA5 and SA6.</p> <p>Option C has a negligible effect.</p>	<p>potential to make it harder to develop new residential (SA5), employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.</p>
CC6	Encouraging and promoting sustainable transport measures	<p>A: Require larger schemes to incorporate transport measures such as charging points for electric vehicles and parking space for one or more car club vehicles.</p> <p>And/or</p> <p>B: Ensure that the requirements of Travel Plans can be implemented on development sites through, for example allowing sufficient space for cycle parking / storage and easy access for pedestrians.</p>	<p>Core Strategy Policy SS5</p> <p>Saved LP: TR13</p>	<p>Both policy options are likely to have a positive effect on promoting more sustainable and cleaner modes of transport (SA10) with indirect benefits for the District's ability to mitigate the effects of climate change (SA2). Furthermore, investment in public transport measures are likely to result in improved access to local public facilities, services and environmental assets (SA3).</p>	<p>Both policy options go beyond existing national planning policy and Building Regulations, increasing the financial burden on developers, which could make it harder to develop new residential (SA5), employment (SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives.</p>
CC7	Waste/Recycling	<p>A. Require all planning applications, other than for small extensions or minor development, to make external provision for on-</p>	<p>Core Strategy Policies SS3 SS6</p> <p>Saved LP: U10</p>	<p>Both policy options are likely to have a positive effect on promoting more sustainable developments in the District with indirect benefits for the</p>	<p>Both policy options go beyond existing national planning policy and Building Regulations, increasing the financial burden on developers, which could make</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>site waste and recycling storage.</p> <p>Or</p> <p>B. Allow internal waste and recycling storage.</p>		District's ability to mitigate the effects of climate change (SA2).	it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.
CC8	Sustainable design measures for extensions to existing buildings	<p>A. Require planning applications for extensions to dwelling houses and commercial buildings to include sustainable design measures when applicants apply for planning permission, unless the improvements are not viable.</p> <p>Or</p> <p>B. To rely on Building Regulations in respect of these matters.</p>	<p>Core Strategy Policy SS3</p> <p>Saved LP: SD1</p>	<p>The first policy is likely to have a positive effect on promoting more sustainable developments in the District with indirect benefits for the District's ability to mitigate and adapt to the effects of climate change (SA2).</p> <p>The second policy relies on Building Regulations and is therefore likely to have a negligible effect relative to the SA baseline.</p>	The first policy goes beyond existing national planning policy and Building Regulations, increasing the financial burden on developers, which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.
CC9	Efficient and sustainable water use	<p>A. Introduce a specific policy that limits water use requiring water saving measures in new homes with a per person consumption target lower than 105 litres per day.</p> <p>Or</p> <p>B. Introduce a specific policy that limits water use requiring water saving measures in new homes with a per person consumption target lower than 90 litres per day.</p> <p>Or</p> <p>C. Have no policy on water saving measures in new homes and rely on the Building Regulations, including possible future</p>	<p>Core Strategy Policies SS3 CSD5 CSD9</p> <p>Saved LP: U4</p>	<p>Policy options A and B are likely to have a positive effect on improving water efficiency in the District (SA13) and adapting to the effects of climate change (SA2). Option B has a lower consumption target and is therefore likely to have a more positive effect.</p> <p>Option C relies on Building Regulations and will therefore have a negligible effect relative to the SA baseline.</p>	<p>Policy options A and B go beyond existing national planning policy and building regulations, increasing the financial burden on developers, which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.</p> <p>Option B has a lower consumption target and is therefore likely to have a more significant adverse effect.</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		amendments.			
<b>Health and Wellbeing</b>					
HW1	To consider the effects of hot food takeaways on health and potential planning policy actions	<p>A: A planning policy to restrict the development of new hot food takeaways within walking distance (e.g. 400 metres) of schools, parks, leisure centres, youth facilities and other similar locations.</p> <p>Or</p> <p>B: To limit the overall number of takeaways in a settlement or shopping frontage.</p> <p>Or</p> <p>C: Not to control the location of takeaways unless they have an adverse impact on residential amenity or highway safety.</p>	Core Strategy SS3	<p>Shepway has a high proportion of people with limiting long term illness.</p> <p>Options A and B are likely to have a positive effect on encouraging healthier lifestyles in the District (SA3).</p> <p>Policy C relies largely on existing planning policy would have a negligible effect relative to the SA baseline.</p>	By restricting/reducing the number of hot food takeaways in the District, policy options A and B have the potential to have an adverse effect on employment in the District (SA6).
HW2	Development should contribute to addressing the causes of ill-health, improving the health and well-being of the local population and reducing health inequalities.	A: For residential development of 100 or more units and non-residential development in excess of 1,000 sq. m a Health Impact Assessment will be required, which will measure wider impact upon healthy living and the demands that are placed upon health services and facilities arising from the development. Where significant impacts are identified, measures to address the health requirements of the development should be provided and/or secured by planning obligations or planning conditions as appropriate. A Health Impact Assessment for smaller forms of development may also be required	Core Strategy SS3	<p>The requirement of Health Impact Assessments and the implementation of their recommendations in policy options A and B are likely to have a positive effect on promoting healthier lifestyles and improving access to facilities and services (SA3) including open spaces (SA14).</p> <p>Option C relies on existing planning policy which will have a negligible effect relative to the SA baseline.</p>	Option A adopts a scale threshold at which Health Impact Assessments are required whereas option B proposes requiring Health Impact Assessments for specific forms of development. Both go beyond existing national planning policy, increasing the financial burden on developers, which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>where the proposal is likely to give rise to a significant impact on health.</p> <p>Or</p> <p>B: The above but identify specific forms of development.</p> <p>Or</p> <p>C: No requirements for Health Impact Assessments.</p>			
HW3	Development that supports healthy, fulfilling and active lifestyles	<p>A: To increase create and safeguard opportunities for healthy, fulfilling and active lifestyles, and the creation of healthy neighbourhoods in Shepway and to reduce the environmental impact of importing food, development proposals should:</p> <p>a. Incorporate food growing in the design and layout of buildings and landscaping of all major developments;</p> <p>b. Not result in the loss of existing allotments; and</p> <p>c. Not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a).</p> <p>Or</p> <p>B: A policy that:</p> <p>a. Prevents the net loss of existing allotments;</p> <p>b. Requires all homes of 3 bedrooms or more to include garden space that can be used for</p>	<p>Core Strategy SS3</p> <p>Saved LP: SD1, TM5, LR3, LR11,</p>	<p>Shepway has a high proportion of people with limiting long term illness.</p> <p>Both policy options are likely to have positive effects on encouraging healthier lifestyles in the District (SA3) and the protection of the Districts best and most versatile land (SA11).</p> <p>Policy A restricts development on all Grades 1, 2 and 3a agricultural land and requires the incorporation of food growing facilities on all major developments, which is likely to have a greater positive effect than policy B.</p>	<p>Both policy options go beyond existing national planning policy, increasing the financial burden on developers, which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.</p> <p>Policy A restricts development on all Grades 1, 2 and 3a agricultural land and requires the incorporation of food growing facilities on all major developments, which is likely to have a greater adverse effect than policy B.</p> <p><b>Recommendation:</b> Consider adding Grades 1 and 2 agricultural land to policy option 3(c); protection of moderate quality land without protection of excellent and very good quality seems illogical.</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		growing food; and c. Which protects the loss of grade 3a agricultural land to new development unless there is a compelling and overriding planning reason to do so.			
<b>Historic Environment</b>					
HE1	Promoting and reinforcing the special character of designated conservation areas in the District	A: Require the design of new development in conservation areas to draw inspiration from local street patterns, building heights, local architectural styles and prevalent materials while remaining distinctive in its own right. Proposed development should take account of approved Conservation Area Appraisals.  OR B: Promote high quality design of new buildings in conservation areas that while having reference to historical surroundings is innovative, distinctive and contemporary in character.  And/or C: Require advertisements to reflect historic or locally distinct design wherever possible and to minimise visual obtrusiveness (whilst recognising their function).	SS3 Saved LP: SD1, BE4	All three policy options are likely to have a positive effect in safeguarding the historic character (SA7) of the District's landscapes and townscapes (SA8).	All policy options go beyond existing national planning policy, increasing the financial burden on developers, which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.  Policy B is more flexible than Policy A in that it encourages high quality, innovative, distinctive and contemporary design in conservation areas and is therefore likely to have a lesser adverse effect.
HE2	Balancing the need for change and new development against the need to protect the historic environment and heritage	A: Require all new development to preserve or enhance the architecture, historic interest and setting of our built heritage and heritage assets.	Core Strategy SS3 Saved LP: SD1, BE5, BE6	Policy options A, B and C all contribute positively to safeguarding the historic character (SA7) of the District's landscapes and townscapes	Policy options A, B and C go beyond existing national planning policy, increasing the financial burden on developers, which could make it harder to develop new residential (SA5) and

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	assets.	<p>And/or</p> <p>B: Recognise that even in historic environments in some cases modern design can contribute to a sense of place and economic vitality, particularly where the existing character is poorly defined, or of limited visual amenity.</p> <p>And/or</p> <p>C: Give a greater weight to the need for preservation of listed buildings as “going concerns” when considering the use of buildings, as opposed to requiring strict compliance with the preferred land uses in the development plan.</p> <p>Or</p> <p>D: Rely upon generic design policies for the assessment of proposals affecting the use of listed buildings.</p>		<p>(SA8).</p> <p>Option D largely relies on existing planning policy and is therefore likely to have a negligible effect.</p>	<p>employment (SA6) schemes in the District with potentially adverse effects against their associated SA objectives.</p> <p>However, options B and C are more flexible than A, recognising that modern design can contribute to a sense of place and economic vitality and recognising that listed buildings are “going concerns” when considering the use of buildings, as opposed to requiring strict compliance with the preferred land uses. Therefore, options B and C are likely to have a less adverse effect than Policy A.</p>
HE3	Ensuring adequate and proportional protection of buildings, gardens, landscapes, structures and archaeological features which are of local historical merit, but which do not meet the national standards for statutory listing	<p>A: Establish a policy that, informed by a Heritage Strategy, identifies buildings, gardens, landscapes, structures and archaeological features that should be afforded an appropriate level of importance and protection as heritage assets.</p> <p>Or</p> <p>B: Establish a policy that requires the assessment of development on non-designated heritage assets on a case by case basis having</p>	<p>Core Strategy SS3</p> <p>Saved LP: SD1, BE18</p>	<p>All three policy options are likely to help safeguard local heritage assets not recognised as being of national importance (SA7); however policy options A and C protect specific heritage assets, buildings, gardens, landscapes, structures and archaeological features.</p> <p>Policy B largely has regard to generic design policy options and the requirements of the NPPF, which would suggest that it is likely to have a negligible</p>	<p>Policy options A and C go beyond existing national planning policy, increasing the financial burden on developers, which could make it harder to develop new residential (SA5) and employment (SA6) schemes in the District, with potentially adverse effects against their associated SA objectives.</p>



Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>regard to generic design policies and the requirements of the NPPF.</p> <p>And/or</p> <p>C: In Areas of Archaeological Potential and where appropriate elsewhere require the preservation in situ of archaeological remains that are considered to be of national or local interest unless there is an overriding case based on the needs and requirements of a development.</p>		effect relative to the SA baseline.	

## **Appendix 6**

### Policy-off appraisal matrices of development site alternatives

## Preferred Development Sites

SHLAA Reference Number: 656

Site Name/Address: Silver Spring Site, Park Farm

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, four schools, outdoor sports and recreational facilities, open spaces and an employment area (site also sits within a large employment area).
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 250 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 250 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and also sits within a larger employment area.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is within the urban area of Folkestone. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.

SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is within 1km of the AONB although the development would be screened from the wider AONB by existing development. A negligible rather than minor negative effect on the character of the AONB is therefore likely although this would be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The north-eastern part of the site is within 250m of Folkestone to Etchingill Escarpment SAC and SSSI. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This is considered to be a more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	++	The site is on land that is considered to be contaminated through historical works. Housing allocations located on contaminated land would be required to remediate the land during construction and therefore a significant positive effect is likely on this objective.
	11(d) Minerals	0	The site is not in a Minerals Safeguarding Area.

SA Objectives	Site	Justification
safeguarding		
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of designated open space.

**SHLAA Reference Number: 382**

**Site Name/Address: East Station Goods Yard, Southern Way, Folkestone**

**Recommendations:** Extent of onsite contaminated land to be investigated and remediated as part of the development.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is in convenient walking distance of medical facilities, schools, outdoor sports and recreational facilities, open spaces and employment areas. There are two railway lines which separate the site from most of these facilities however access is still available via the A260 Southern Way/Warren Road.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.

SA Objectives		Site	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 70 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 70 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	A large part of the site is on land earmarked for employment. Whilst the development of the site for housing could reduce the viability of the remainder of the employment land being developed, there is access to other employment areas within the immediate vicinity as well as Folkestone town centre where there are a number of shopping parades. A significant positive effect is likely overall.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The whole of this site is on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	There is access to employment areas within the immediate vicinity as well as Folkestone town centre where there are a number of shopping parades. A significant positive effect is likely overall.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and also within easy access of a cycle route.

SA Objectives		Site	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The whole of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	++	The site is considered to be contaminated given its historical use. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.

**SHLAA Reference Number: 045**

**Site Name/Address: Car and Coach Park, Marine Parade, Folkestone**

**Recommendations:** The design of the development should fit with the character of the area. Any net loss of open space on site should be provided elsewhere or in the immediate vicinity of the site. The development should seek to enhance the setting of the nearby Listed Buildings and Conservation Area.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area, although an area at 'moderate' risk of flooding in 2115 in directly adjacent to the east of the site. Overall, there is considered to be no risk of flooding.
2. Increase energy efficiency in the built	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for

SA Objectives		Site	Justification
environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.			renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition, the site is in convenient walking distance of medical facilities, schools, an outdoor sports and recreational facility, open spaces, a post office and a major employment area.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 65 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 65 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits within the urban area of Folkestone and is within the Folkestone Leas and Bayle Conservation Area. There are also a number of Listed Buildings within 100m of the site. This site provides the opportunity to redevelop previously developed land, and therefore a minor negative effect is therefore likely as opportunities may exist to enhance the setting of heritage features given that the site is now unused, although this will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	90% of the site is on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the



SA Objectives		Site	Justification
			design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and is surrounded by several cycle routes.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	90% of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site itself is not considered to be affected by contaminated land; however there are other contaminated land areas in close proximity to the site.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0?	About 6% of the site is in an open space area; however, the location of the space in combination within the site proportion, suggest that the redevelopment of the site would not result in a significant loss of this space. Therefore, a negligible effect is likely, although this is uncertain and relates to the extent to which the development will contribute to alternative provision of open space that is lost to development.

**Recommendations:** The design of the development should fit with the character of the area. Any net loss of open space on site should be provided elsewhere or in the immediate vicinity of the site. The development should seek to enhance the setting of the nearby Listed Buildings and Conservation Area.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition, the site is in convenient walking distance of medical facilities, schools, an outdoor sports and recreational facility, open spaces, a post office and a major employment area.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 100 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 100 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within the urban area of Folkestone and is within the Folkestone Leas and Bayle Conservation Area. There are also a number of Listed Buildings within 100m of the site, including the Leas Lift and Folkestone War Memorial directly adjacent. This site provides the opportunity to redevelop previously developed land in the southern half of the parcel; however, the northern half of the parcel represents a prominent ridge, the development of which is likely to have a

SA Objectives		Site	Justification
			significant effect on the setting on this historic area. Therefore, a significant negative effect is likely, although this will depend on the exact scale, design and layout of the new development, resulting in some uncertainty overall.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	56% of the site is on previously developed land associated with the former Folkestone Bathing Establishment. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest, particularly the wooded and scrubbed ridge in the northern half of the site.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and is adjacent to a cycle route.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	56% of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site itself is not considered to be affected by contaminated land; however there are other contaminated land areas in close proximity to the site.
	11(d) Minerals	0	The site is not in a Mineral Safeguarding Area.

SA Objectives	Site	Justification
safeguarding		
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	--?	43% of the site is covered by an area of open space. A significant negative effect is therefore likely although this is uncertain and relates to the extent to which the development will contribute to alternative provision of open space that is lost to development.

**SHLAA Reference Number: 103**

**Site Name/Address: Royal Victoria Hospital, Radnor Park Avenue**

**Recommendations:** Measures should be taken to manage flood risk onsite. Contaminated land onsite should be fully remediated prior to construction works.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	-	Approximately 9% of the site area is within Flood Zone 3 and 12% is within Flood Zone 2. Overall, a minor negative effect is likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of six medical surgeries, five schools, a post office, outdoor sports and recreational facilities, open spaces and employment areas.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of

SA Objectives		Site	Justification
			the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 36 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 36 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of two employment areas.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is in an urban area of Folkestone. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is partially within 1km of the AONB although the development would be screened from the wider AONB by existing development. A negligible rather than minor negative effect on the character of the AONB is therefore likely although this would be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The majority of the site sits on previously developed and associated with the Royal Victoria Hospital. Redevelopment of the site could make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of employment areas.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of Folkestone Central train station and a number of bus stops.

SA Objectives		Site	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The majority of the site is on previously developed land. This is considered to be a more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	++	The site is identified as being contaminated due to its historical use as a hospital. Housing allocations located on contaminated land would be required to remediate the land during construction and therefore a significant positive effect is likely on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	Approximately 3% of the land within the site is designated as open space. This proportion of the site, however, is not considered to be significant enough to result in the substantial loss of open space.

SHLAA Reference Number: 625

Site Name/Address: 3 to 5 Shorncliffe Road, Folkestone

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including open spaces, medical facilities, schools and employment sites. There are no barriers that would potentially restrict access to these services. A positive effect is likely for this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in the urban area of Folkestone and is within 100m of the Grade II United Reformed Church. The effect is therefore significant negative due to the potential for adverse effects on the setting of the asset and Conservation Area.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits wholly on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape with some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of Folkestone Central train station as well as a number of bus stops, two of which are directly adjacent to the north of the site on the A259. There are also a number of cycle routes within walking distance to the south.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site sits wholly on brownfield land and this represents a more efficient use of land, protecting greenfield land from unnecessary development.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of open space.



**SHLAA Reference Number: 046**

**Site Name/Address: Ingles Manor, Castle Hill Avenue, Folkestone**

**Recommendations:** The scale, design and layout of the development should seek to limit direct effects on Ingles Manor Grade II Listed Building as well as the setting of the conservation area.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including open spaces, medical facilities, schools and employment sites. There are no barriers that would potentially restrict access to these services. A positive effect is likely for this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 46 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 46 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.
7. Conserve and enhance the fabric and setting of		--	The site sits in the urban area of Folkestone and contains the Grade II Ingles Manor. The site is also within the Folkestone

SA Objectives		Site	Justification
historic assets.			Leas and Bayle Conservation Area. The effect is therefore significant negative due to the potential for adverse effects on the setting of the asset and Conservation Area.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits wholly on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape with some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of Folkestone Central train station as well as a number of bus stops, two of which are directly adjacent to the north of the site on the A259. There are also a number of cycle routes within walking distance to the south.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site sits wholly on brownfield land and this represents a more efficient use of land, protecting greenfield land from unnecessary development.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.

SA Objectives	Site	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of open space.

SHLAA Reference Number: 27B

Site Name/Address: Shepway Close, Folkestone

**Recommendations:** Any net loss of open space on site should be provided elsewhere or in the immediate vicinity of the site.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition, the site is in convenient walking distance of medical facilities, schools, outdoor sports and recreational facilities, open spaces and major employment opportunities. The site is also within convenient walking distance of a post office.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of	5(a) Affordable	++
		The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings.

SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the whole of the site sits on open space. Therefore, an uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North, therefore a significant positive effect is likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of several bus stops. There are also a number of cycle routes within walking distance to the south.
11. Use land efficiently and safeguard soils,	11(a) Efficient use of land	-	The site currently sits in an area of open space; therefore a minor negative effect is likely.

SA Objectives		Site	Justification
geology and economic mineral reserves.	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		--?	98.8% of the site is on land currently designated as open space. Therefore a significant negative effect is anticipated although this is uncertain as it is not yet known the extent to which the development will contribute to alternative provision of open space that is lost to development.

**SHLAA Reference Number: 346**

**Site Name/Address: Former Gas Works, Ship Street, Folkestone**

**Recommendations:** The scale, design and layout of the development should seek to limit effects on the setting of the nearby Grade II Listed Building.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 12% of the site is within Flood Zones 2 and 3, but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. A negligible effect is therefore likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition the site is within convenient walking distance of a number of services and facilities.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 91 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 91 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits in the urban area of Folkestone and partly within 100m of the Grade II Listed railway viaduct. No other heritage assets are within 100m of the site. This site provides the opportunity to redevelop previously developed land; therefore there may be opportunities to enhance the setting of heritage features given that the site is now unused, although this will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits wholly on brownfield land previously used for gas works. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades as well as a number of other employment areas. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of Folkestone Central train station as well as a number of bus stops. There are also a number of cycle routes within walking distance to the south.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site sits wholly on brownfield land and this represents a more efficient use of land, protecting greenfield land from unnecessary development.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	?	The land within the site is recognised as contaminated land. It is noted that remediation took place between Feb and October 2009. It is therefore uncertain as to the remaining nature of the contaminated land.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of open space.

**Recommendations:** The design of the development should ensure that the amenity of residents on Downs Road is not adversely affected.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of medical facilities including the Royal Victoria Hospital, schools, outdoor sports and recreational facilities including those associated with Highview School, Park Farm Primary and Folkestone Academy, open spaces and employment areas. The site is directly adjacent to an area falling within one of the 20% most deprived areas in the District.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 27 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 27 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is in close proximity of a number of major employment areas within Folkestone, therefore a significant positive effect is likely.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.



SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site is on previously developed land which is soon to be vacant once Highview School relocates. The whole of this site is on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is in close proximity of a number of major employment areas within Folkestone.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops, two of which are directly adjacent on the A259.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land which is soon to be vacant once Highview School relocates. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not

SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of designated open space.

SHLAA Reference Number: 637

Site Name/Address: Brockman Family Centre

**Recommendations:** The loss of good quality agricultural land and thus growing potential should be minimised through design for example by including allotments on site.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of some services and facilities, including open spaces, outdoor recreational facilities and schools. There is a railway line which separates the site from these services; however access is still available for all via Holm Street and Underhill Road. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of	5(a) Affordable	++
		The site is expected to be able to accommodate 26 dwellings, 30% of which will be required to be affordable dwellings.

SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 26 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of a major employment area or shopping parade. A negligible effect is therefore likely.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	+++	The site sits on mostly previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of a major employment area or shopping parade. A negligible effect is therefore likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils,	11(a) Efficient use of land	+	The site sits on mostly previously developed land and the development of such would represent a more efficient use of land than developing on greenfield sites.

SA Objectives		Site	Justification
geology and economic mineral reserves.	11(b) Soil quality and quantity	0	Approximately 30% of the site is on Grade 2 agricultural land; however, this portion of the site, and the land immediately surrounding it, have largely been developed and are no longer considered suitable for cultivation. Therefore, a negligible effect is likely.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.

**SHLAA Reference Number: 687**

**Site Name/Address: Cherry Pickers, Cheriton**

**Recommendations:** Measures should be taken to avoid pollution to groundwater if this site is taken forward for development.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area, although a Flood Zone 2 and 3 area is directly adjacent to the south. Overall, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
climate and extreme weather.			
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including medical facilities, open spaces, outdoor recreational facilities and schools. There is also a post office on Cheriton High Street. A positive effect is likely for this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of Cheriton High Street which contains a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on mostly previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of Cheriton High Street which contains a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The majority of the site sits on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The land is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does however fall within a Groundwater Source Protection Zone. Therefore, the possibility of a minor negative effect is recorded, although this is uncertain and dependent on construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.

**Recommendations:** Measures should be taken to avoid pollution to groundwater if this site is taken forward for development. The loss of good quality agricultural land and thus growing potential should be minimised through design for example by including allotments on site.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	Approximately 1% of the land within the site is within Flood Zones 2 and 3 although there is no risk of flooding overall. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including medical facilities, open spaces, outdoor recreational facilities, schools and employment areas. There is also a post office on Cheriton High Street. A positive effect is likely for this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 56 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 56 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and Cheriton High Street which contains a number of shopping parades is also within easy access.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.

SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	Almost the entire site sits on previously developed land associated with the former pumping station for Folkestone Water Works. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and Cheriton High Street which contains a number of shopping parades is also within easy access.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	Almost the entire site sits on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	-	Approximately 34% of the site is covered by Grade 3 agricultural land. A minor negative effect is therefore likely.
	11(c) Land contamination	0	The site itself is not considered to be affected by contaminated land; however there are other contaminated land areas adjacent to the site.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of		-?	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does however fall within a Groundwater Source Protection Zone, and a minor negative effect is likely although this is uncertain



SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		and dependent on construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of designated open space.

**SHLAA Reference Number: 636**

**Site Name/Address: Shepway Resource Centre, Sandgate**

**Recommendations:** The design of the development should ensure that the setting of the nearby Roman Catholic Church Grade II Listed Building is not adversely affected but enhanced.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is in convenient walking distance of outdoor sports and recreational facilities, schools, open spaces and employment areas. A minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of	5(a) Affordable	++
		The site is expected to be able to accommodate 41 dwellings, 30% of which will be required to be affordable dwellings.

SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 41 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	There is a major employment area within convenient walking distance directly to the north; therefore a significant positive effect is likely.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits within the settlement of Folkestone and is within 100m of a Roman Catholic Chapel which is a Grade II Listed Building. Whilst it is recognised that the location of this site could have adverse effects on the setting of this asset, the site provides the opportunity to redevelop previously developed land, and therefore a minor negative effect is therefore likely as opportunities may exist to enhance the setting of heritage features although this will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	There is a major employment area within convenient walking distance directly to the north; therefore, a significant positive effect is likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and there are cycle routes to the south.

SA Objectives		Site	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The majority of the site is on land that has been previously developed. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated however it is adjacent to a number of other industrial areas deemed to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sandgate which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.

**SHLAA Reference Number: 405**

**Site Name/Address: Coolinge Lane Land, Sandgate**

**Recommendations:** The design of the development should ensure that the setting of the nearby Penfold House School for Girls Grade II Listed Building is not adversely affected but enhanced. The design of the site should look to incorporate as much of the existing greenspace as possible.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed

SA Objectives		Site	Justification
climate and extreme weather.			development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of a medical facility, outdoor sports and recreational facilities, schools – in particular Sandgate Primary which is directly adjacent to the site, open spaces and employment areas. A minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 54 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 54 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	There is a major employment area within convenient walking distance to the west of the site. Cheriton Road which has a number of shopping parades is also within walking distance to the north. It is recognised that the site is separated from Cheriton Road by a railway line; however access is possible via Coolinge Lane, Shorncliffe Road and Beachborough Road.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within the settlement of Folkestone and is within 100m of Penfold House School for Girls Grade II Listed Building. The site has remained undeveloped either as agricultural land or sports/playing fields. Therefore, a significant negative effect is likely, although this is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is

SA Objectives		Site	Justification
			assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	There is a major employment area within convenient walking distance to the west of the site. Cheriton Road which has a number of shopping parades is also within walking distance to the north. It is recognised that the site is separated from Cheriton Road by a railway line. While access is possible via Coolinge Lane, Shorncliffe Road and Beachborough Road, this route is over 800m in length.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance to Folkestone West train station, and there are a number of bus stops within close proximity as well as cycling routes to the south.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits wholly on undeveloped greenfield land. Therefore, a minor negative effect is likely due to the loss of greenfield land which represents a less efficient use of land compared with developing brownfield sites.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 113 Site Name/Address: Former Encombe House, Sandgate**

**Recommendations:** The development should seek to enhance the setting of the nearby Scheduled Monument.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is in convenient walking distance of outdoor sports and recreational facilities including those associated with Sir John Moore Plain, open spaces and employment areas. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 36 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 36 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	There is a major employment area within convenient walking distance to the north; therefore a significant positive effect is likely.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits within the settlement of Folkestone and is within 100m of Martello Tower 7 Listed Building and Scheduled Monument. Whilst it is recognised that the location of this site could have adverse effects on the setting of this asset, the site provides the opportunity to redevelop previously developed land, and therefore a minor negative effect is therefore likely as opportunities may exist to enhance the setting of heritage features although this will depend on the exact scale,

SA Objectives		Site	Justification
			design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The majority of the site is on land designated as having previously been developed but is now vacant. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within easy access of a major employment area which is to the north; therefore, a significant positive effect is likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	There are a number of bus stops within easy access to the south as well as a cycle route.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	Approximately 53% of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals	0	The site is not in a Mineral Safeguarding Area.

SA Objectives	Site	Justification
safeguarding		
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Sandgate which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of designated open space.

**SHLAA Reference Number: 137**

**Site Name/Address: Smiths Medical, Boundary Road, Hythe**

**Recommendations:** Mitigation required to reduce flood risk onsite. The design of the development should incorporate measures to minimise the effect on the LWS. Contaminated land onsite should be fully remediated prior to construction.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	Approximately 70% of the site is within a Flood Zone 3 area and 80% is within a Flood Zone 2 area and identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. A significant negative effect is therefore likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is in convenient walking distance of a medical facility, outdoor sports and recreational facilities, a school, open spaces and employment areas. A minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.



SA Objectives		Site	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 122 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 122 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is on land earmarked for employment. Whilst the development of the site for housing could reduce the viability of the employment land being developed, there is access to other employment areas within the immediate vicinity, and Hythe High Street which has a number of shopping parades is also within walking distance to the north-east. Overall, a significant positive effect is likely.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Hythe. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the existing built-up area of Hythe screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		--	The site is partly within the Hythe Ranges Local Wildlife Site. Loss of any portion of the local ecological designation is likely to have a significant negative effect on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is on land earmarked for employment. Whilst the development of the site for housing could reduce the viability of the employment land being developed, there is access to other employment areas within the immediate vicinity, and Hythe High Street which has a number of shopping parades is also within walking distance to the north-east. Overall, a significant positive effect is likely.
	10(b) Increase opportunities to choose sustainable transport	++	The site is within convenient walking distance to Hythe train station, and there are a number of bus stops within close proximity as well as cycle route to the north.

SA Objectives		Site	Justification
	modes		
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on land that has been previously developed. This is considered to be an efficient use of land and a minor positive effect is likely.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	++	The site is known to be contaminated with asbestos. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 621**

**Site Name/Address: Land opposite 24 Station Road, Hythe**

**Recommendations:** The development should mirror the density of surrounding development insofar as this area comprises mostly individual houses in large gardens. The design should be sympathetic with the character of the AONB.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	6% of the site is in Flood Zone 3 and 7.5% is within Flood Zone 2. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding and does not include a flood storage area. Therefore, the site is not considered to be a risk of flooding.

SA Objectives		Site	Justification
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of two surgeries, a post office, outdoor sports and recreational facilities and open spaces. A minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 40 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 40 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of Hythe High Street which contains a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Hythe. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, its location next to existing development and surrounding trees screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site is on land that is undeveloped. Therefore, a negligible effect is likely as there would be no potential for regeneration.

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations, but is wholly greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of Hythe High Street which contains a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. Therefore, a minor negative effect is likely as this represents less efficient use of land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**Recommendations:** The design of the development should seek to minimise adverse effects on the setting of the nearby Grade II Listed Building and character of the AONB, and make provision for enhancement of these features where possible.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	Approximately 1% of the site area falls within Flood Zone 3 and 1.5% falls within Flood Zone 2 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. A negligible effect is therefore likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of two medical surgeries, Saltwood Primary School, a post office, outdoor sports and recreational facilities and open space.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 90 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 90 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of Hythe High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of		-?	The site adjoins the settlement of Hythe and is within 100m of two Grade II Listed Buildings; however, both listed buildings

SA Objectives		Site	Justification
historic assets.			sit within the urban area of Hythe. Furthermore, the southern half of the site has already been developed; therefore, the significance of adverse effects from further development in the site is likely to be more moderate. This effect is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site is not within the Kent Downs AONB but is directly adjacent. A minor negative effect is likely although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.
	8(c) Townscape: regeneration	0	The majority of the site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site sits on greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of Hythe High Street where there are a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The majority of the site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.

SA Objectives		Site	Justification
	11(d) Minerals safeguarding	?	The western part of the site has been identified as being within a Mineral Safeguarding Area for Limestone Hythe Formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zones.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 313**

**Site Name/Address: Foxwood School, Seabrook Road, Hythe**

**Recommendations:** The design of the development should seek to enhance the setting of the nearby Grade II Listed Building and Scheduled Monument and minimise effects on the character of the AONB. Mitigation/enhancement measures should seek to minimise effects on the Royal Military Canal LWS.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site represents the redevelopment of the former Foxwood School, which is soon to be relocated to Folkestone. The site is in convenient walking distance of outdoor sports and recreational facilities, open spaces and Hythe High Street where there is a parade of shops and facilities. A minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this

SA Objectives		Site	Justification
			stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 126 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 126 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of Hythe High Street.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits within the settlement of Hythe. The site is within 100m of the Grade II Listed Black Cottage and 200m of the Royal Military Canal Scheduled Monument. Whilst it is recognised that the location of this site could have adverse effects on the setting of these assets, the site provides the opportunity to regenerate previously developed land associated with Foxwood School. A minor negative effect is recorded as opportunities may exist to enhance the setting of heritage features although this will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site does not sit within the Kent Downs AONB, but is directly adjacent to the AONB. Significant densification of development within the site could have a minor negative effect on the AONB to the north; however, the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.
	8(c) Townscape: regeneration	0?	Much of the land within the site has been previously developed; however there are portions which are wooded and open (formally school grounds). While the redevelopment of some portions of the site could contribute to the regeneration of the wider townscape, a significant proportion of the site would not contribute in this regard and a negligible effect is recorded overall. There is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of the Royal Military Canal Local Wildlife Site. A minor negative effect is likely; however, appropriate mitigation may avoid adverse effects and may even result in beneficial effects so this effect is uncertain.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid	10(a) Reduce the need to travel	+	The site is within convenient walking distance of Hythe High Street.
	10(b) Increase opportunities to choose	++	The site is within convenient walking distance of a number of bus stops.



SA Objectives		Site	Justification
development that will result in significant traffic congestion.	sustainable transport modes		
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	Much of the land within the site has been previously developed; however there are portions which are wooded and open (formally school grounds). Overall, the site is likely to have a positive effect on this portion of the objective.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 1018**

**Site Name/Address: St Saviour's Hospital**

**Recommendations:** The design of the development should be sensitive to the setting of the Royal Military Canal Scheduled Monument. Mitigation/enhancement measures should be incorporated into the design to avoid adverse effects on the LWS.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.

SA Objectives		Site	Justification
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of a school, outdoor sports and recreational facilities and open spaces. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 35 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 35 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site is located in the settlement of Hythe. The Royal Military Canal Scheduled Monument is within 200m to the south. A minor negative effect rather than a significant negative effect is likely as the site offers the opportunity to redevelop brownfield land which is already developed. Indeed, opportunities may exist to enhance the setting of heritage features through this. Effects are assumed to be uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and	8(a) Landscape	0?	The site is within 1km of the AONB although the site already contains development suggesting that new development would adversely affect the landscape. A negligible rather than minor negative effect on the character of the AONB is therefore likely, although this is uncertain until the specific design, scale and layout of the new development are known.
	8(b) Settlement	0	The site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.

SA Objectives		Site	Justification
townscape.	character: coalescence		
	8(c) Townscape: regeneration	++?	The site sits on previously developed land. Redevelopment of the site has the potential to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of the Royal Military Canal Local Wildlife Site. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land and this represents a more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for limestone Hythe formation (Kentish ragstone) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.

**Recommendations:** Measures should be taken to maintain the openness of the coastline landscape within the site, conserving the setting of the neighbouring Royal Military Canal Scheduled Monument and the role the site plays as supporting green infrastructure to the neighbouring Royal Military Canal Local Wildlife Site. Any net loss of open space on site should be provided elsewhere within the site or in the immediate vicinity. Contaminated land within the site should be fully remediated prior to construction works.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of formal open spaces and outdoor sports facilities, Seabrook Church of England Primary School and Foxwood School.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 150 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 150 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The long northern edge of the site borders the Royal Military Canal Scheduled Monument. The open setting of the canal makes a major contribution to the significance of the monument and the ability to appreciate its function. Development here would have a major impact on the monument's setting. The beach front here was heavily fortified during WW2 and a

SA Objectives		Site	Justification
			number of defensive features can be seen on the site on wartime aerial photographs that may survive as buried archaeological remains. This effect is uncertain until such time as the detailed scale, design and layout of the development are known. While a significant proportion of the site (80%) is recorded as previously developed land associated with old mineral working and quarrying, the site is now vacant and vegetated and is not considered to have an adverse effect on the setting of the Scheduled Monument.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site does not sit in or within close proximity to the Kent Downs AONB; however, the site is within 1km of the AONB and development within the site is likely to change the coastline landscape.
	8(b) Settlement character: coalescence	0	Hythe and Folkestone have already merged. Therefore, the development of the site is not considered to contribute to the coalescence of these two neighbouring settlements.
	8(c) Townscape: regeneration	++?	While a significant proportion of the site (80%) is recorded as previously developed land associated with old mineral working and quarrying, the site is now vacant and vegetated. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape.
9. Conserve and enhance biodiversity.		-?	The site's northern edge follows the Royal Military Canal which is designated as a Local Wildlife Site.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within walking distance of a Major Employment Site or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of several bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	A significant proportion of the site (80%) is recorded as previously developed land associated with old mineral working and quarrying; however, the site is now vacant and vegetated.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	++	The land within the site is recognised as contaminated land, which would be remediated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater,		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a groundwater Source Protection Zone.

SA Objectives	Site	Justification
surface waters and coastal waters.		
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	--?	A significant proportion of the site (roughly 80%) is designated as a local open space. Development of the site is likely result in the loss of a significant proportion of this open space; however, it uncertain the extent to which the development will contribute to the alternative provision of open space that is lost to development.

SHLAA Reference Number: 142

Site Name/Address: Hythe Swimming Pool, Hythe

SA Objectives	Site	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, a post office, outdoor sports and recreational facilities and open space. A minor positive effect is likely.	
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.	+	The site is within convenient walking distance Hythe High Street which contains a number of shopping parades.	

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Hythe. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the existing built-up area of Hythe screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements – Hythe and Folkestone have already merged.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed but no longer represents a viable community facility. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations, but is wholly greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance Hythe High Street which contains a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	0	The site is not within convenient walking distance of a train station or bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on land that has been previously developed. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater,		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall

SA Objectives	Site	Justification
surface waters and coastal waters.		within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not a designated area of open space.

SHLAA Reference Number: 379

Site Name/Address: Land off Victoria Road West, Littlestone

**Recommendations:** Appropriate mitigation should be employed to manage flood risk on site. Appropriate mitigation/enhancement measures should be employed to prevent adverse effects on the nearby Ramsar, SAC and SSSI, and where possible provide biodiversity enhancements.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The whole site is within a Flood Zone 2 and 3 area and identified in the District's SFRA (2015) as at risk of 'significant' and 'moderate' coastal flooding. A significant negative effect is therefore likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of outdoor sports and recreational facilities, open spaces and an employment area. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of	5(a) Affordable	++
		The site is expected to be able to accommodate 300 dwellings, 30% of which will be required to be affordable. This is



SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 300 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Littlestone-on-Sea. There are no heritage features within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Littlestone-on-Sea with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site consists of undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Dungeness Ramsar/SAC and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of New Romney train station and a number of bus stops.
11. Use land efficiently and safeguard soils,	11(a) Efficient use of land	-	The site is on undeveloped land and this represents a less efficient use of land compared to developing brownfield sites.

SA Objectives		Site	Justification
geology and economic mineral reserves.	11(b) Soil quality and quantity	0	Approximately 21% of the site area is on Grade 3 agricultural land. This is not deemed to be a significant enough proportion to result in a negative effect; therefore a negligible effect is likely.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The eastern part of the site has been identified as being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 436 and 230**

**Site Name/Address: Land to rear of Old School House, Church Lane, New Romney**

**Recommendations:** The design of the development should seek to minimise adverse effects on the setting of the nearby Grade II Listed Buildings and Scheduled Monument, and where possible seek opportunities to enhance setting. The development should take into account the setting of the cemetery directly adjacent to the west.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	A small proportion of the land within the site is within Flood Zones 2 and 3. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Overall, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
climate and extreme weather.			
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, a post office, outdoor sports and recreational facilities, open spaces and an employment area.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 13 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 13 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site is within t 250m of a number of listed buildings and within 500m of a Scheduled Monument. However, this relatively small site is relatively self-contained and screened by trees. Therefore, development of the site has the potential to have minor adverse effects on the setting of the neighbouring heritage assets, although this is uncertain until the exact scale, design and layout of the new development are known. Opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site consists of undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This is considered to represent less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is almost completely designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, a number of outdoor sports and recreational facilities, a shopping parade (New Romney High Street) and open spaces.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 64 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 64 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site lies adjacent to New Romney in rural fields. There are a number of Grade II Listed Buildings within 250m of the site as well as one Scheduled Monument (Romney Priory) within 200m directly to the south of the site within the historic core of New Romney. Significant development within the site has the potential to have a significant negative effect on

SA Objectives		Site	Justification
			these historic assets, although this is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of New Romney High Street which contains a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	Almost all of the site is on undeveloped land. This is considered to be a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.

SA Objectives	Site	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site itself is not in a designated area of open space although there is open space directly adjacent.

SHLAA Reference Number: 1020

Site Name/Address: Land to the South of New Romney

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should seek to reduce effects on the setting of the nearby Listed Buildings and Scheduled Monument. Incorporating allotments into the design could offset the loss of good quality agricultural land.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	Approximately 67% of the site lies in a Flood Zone 3 area and 86% lies within a Flood Zone 2 area. The site is also within 'moderate' and 'significant' areas of flood risk, however the proportion of the site covered by these areas (approximately 20% and 3%) is not considered to be significant and thus represent a high flood risk. Overall however, a significant negative effect is likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, outdoor sports and recreational facilities, open spaces, an employment area and a shopping parade.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of

SA Objectives		Site	Justification
			development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 400 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 400 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and New Romney High Street where there is a shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site adjoins the settlement of New Romney and is in a rural location. The northern part of the site is within 100m of three Grade II Listed Buildings . The site is also partially within 250m of a number of other Listed Buildings and within 500m of Romney Priory Scheduled Monument. There is therefore potential for significant negative effects on historic assets; however these are uncertain until the will depend on the exact scale, design and layout of the new development are known..
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land currently used for agriculture. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and New Romney High Street where there is a shopping parade.
	10(b) Increase opportunities to choose sustainable transport	++	The eastern part of the site is within convenient walking distance of New Romney train station and a number of bus stops.



SA Objectives		Site	Justification
result in significant traffic congestion.	modes		
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The whole site sits on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	Approximately 37% of the land within the site is classified as being of Grade 2 agricultural quality, and 42% is classed as Grade 3 agricultural quality.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 638**

**Site Name/Address: Marsh Academy, Station Road, New Romney**

**Recommendations:** Measures should be taken to manage flood risk on site.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The site is wholly within a Flood Zone 2 and 3 area. It is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area.
2. Increase energy efficiency in the built environment, the proportion of energy use from	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed

SA Objectives		Site	Justification
renewable sources and resilience to a changing climate and extreme weather.			development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of two medical surgeries, two schools, a post office, outdoor sports and recreational facilities, open spaces, an employment area and a parade of shops.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 29 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 29 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of both an employment area and shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins New Romney and is in a rural location. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on previously developed land associated with Marsh Academy. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of both an employment area and shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of New Romney train station and a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site sits on previously developed land. This represents a more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.

SHLAA Reference Number: 195

Site Name/Address: North Lydd Sites

SA Objectives	Site	Justification
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SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of an outdoor sports and recreational facility (Lydd Golf Club) and two employment areas. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 17 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 17 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of two employment areas.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site forms part of the settlement of Lydd and is in a rural location outside the town. Jacks Court Farmhouse Grade II Listed Building is within 250m of the site. Whilst it is considered that the development could have a negative effect on the setting of this asset, the site is on brownfield land and development here could provide the opportunity to enhance the setting of the feature. This, however, is uncertain until the detailed design, scale and landscaping of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.

SA Objectives		Site	Justification
local distinctiveness of the landscape and townscape.	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Lydd with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on brownfield land and contains a significant area of hardstanding. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. There is therefore potential for adverse effects on the SSSI although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of two employment areas.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This is considered to represent more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Lydd in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure		0	The site is not in a designated area of open space.

SA Objectives	Site	Justification
that it meets local needs.		

SHLAA Reference Number: 390

Site Name/Address: North Lydd Sites

SA Objectives	Site	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	-	Approximately 24% of the site is within a Flood Zone 2 area and 15% is within a Flood Zone 3 area. The site does not include a flood storage area and is not identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' or 'significant' coastal flooding.	
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of an outdoor sports and recreational facility (Lydd Golf Club) and three employment areas.	
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 0.7ha and expected to be able to accommodate 14 dwellings, 30% of which will be required to be affordable dwellings. This is considered to make a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 14 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.	++	The site is within convenient walking distance of three employment areas.	
7. Conserve and enhance the fabric and setting of historic assets.	-?	The site forms part of the settlement of Lydd and is in a rural location. Jacks Court Farmhouse Grade II Listed Building is within 250m of the site. Whilst it is considered that the development could have a negative effect on the setting of this asset, the site is on brownfield land and development here could provide the opportunity to enhance the setting of the	

SA Objectives		Site	Justification
			feature. This, however, is uncertain until the detailed design, scale and landscaping of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Lydd with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on brownfield land associated with a welding company. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. There is therefore potential for adverse effects on the SSSI although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of three employment areas.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This represents a more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	++	The site is considered to be contaminated due to historical light industrial works. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.

SA Objectives	Site	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Lydd in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

SHLAA Reference Number: 004

Site Name/Address: Former Sands Motel, St Mary's Bay

**Recommendations:** Measures should be undertaken to manage flood risk on site. The development should avoid adverse effects on the SSSI and where possible provide biodiversity enhancement measures.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	Approximately 90% of the site is covered by a Flood 2 and 3 zone and identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' and 'significant' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of a post office and an outdoor sports and recreational facility (Littlestone Golf Club). There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of	5(a) Affordable	++
		The site is expected to be able to accommodate 85 dwellings, 30% of which will be required to be affordable dwellings. This



SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 85 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site forms part of St Mary's Bay which is a coastal settlement. There are no heritage features within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of St Mary's Bay with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on previously developed land associated with the former Sands Motel. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is likely although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment site or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of St Mary's Bay railway station and a number of bus stops.
11. Use land efficiently and safeguard soils,	11(a) Efficient use of land	+	The site is on previously developed land and this represents a more efficient use of land compared to developing on greenfield sites.

SA Objectives		Site	Justification
geology and economic mineral reserves.	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of St Mary in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 462**

**Site Name/Address: Land rear Varne Boat Club, Coast Drive, Greatstone**

**Recommendations:** Measures should be taken to manage flood risk on site. Biodiversity enhancement measures should be investigated to minimise the potential adverse effects on the Dungeness Ramsar, SAC and SSSI.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of a post office and two areas of open space. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 0.23ha and is expected to be able to accommodate 5 dwellings. This is considered to make a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	There are no employment areas or shopping parades within convenient walking distance of the site.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of New Romney. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on mostly undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on mostly undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**Recommendations:** Measures should be taken to manage flood risk on site. Biodiversity enhancement measures should be investigated to minimise the potential adverse effects on the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of two areas of open space. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 16 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 16 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of New Romney. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.

SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on previously developed land. Therefore, a negligible effect is likely as there would be no potential for regeneration. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops, two of which are directly adjacent to the north on Grande Parade.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land associated with a car park. This represents a more efficient use of land compared to developing on greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not

SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

**SHLAA Reference Number: 431**

**Site Name/Address: The Old Slaughterhouse, 'Rosemary Corner', Brookland**

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should seek to avoid adverse effects on the setting of nearby heritage features, and where possible make enhancements. The incorporation of allotments into the design of the development could help to offset the loss of Grade 1 agricultural land.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' or 'significant' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of Brookland Church of England Primary School, two outdoor recreation and sports facilities and an area of open space. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of	5(a) Affordable	+
		The site is expected to be able to accommodate 5 dwellings, 1-2 of which will be required to be affordable dwellings. This is

SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. The site therefore has limited potential for delivering homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site forms part of the settlement of Brookland which is rural in character. The site is directly adjacent to the Brookland Conservation Area and is within 100m of a number of Listed Buildings, including the Grade I Listed St. Augustine Church. Whilst it is considered that the development could have a negative effect on the setting of this asset, the site is on brownfield land associated with the former slaughterhouse which is now in an advanced state of dereliction. Development here could provide the opportunity to enhance the setting of the features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Brookland with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on brownfield land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of a number of bus stops and is also directly adjacent to a cycle route.
11. Use land efficiently	11(a) Efficient use of	+	The site is on previously developed land. This is considered to represent a more efficient use of land compared to developing on greenfield sites.



SA Objectives		Site	Justification
and safeguard soils, geology and economic mineral reserves.	land		
	11(b) Soil quality and quantity	--	The site is wholly on Grade 1 agricultural land. A significant negative effect is likely.
	11(c) Land contamination	0	Then site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Zone.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Brookland in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 407a**

**Site Name/Address: Land North of Pod Corner, Brookland**

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should be sensitive to the setting of the nearby Grade I and II Listed Buildings and Conservation Area. The incorporation of allotments into design of the development should be considered to reduce the loss of good quality agricultural land.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of a school and a sports facility. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in a rural location and adjoins the small settlement of Brookland. The site is within 250m of several Grade I and Grade II Listed Buildings. The site sits close to a Conservation Area comprised of significant areas of undeveloped land. Therefore, the proposed construction of 9 homes would significantly detract from the conservation area's setting, and result in a spread of the built area of the village. Therefore, a significant negative effect is likely although this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Brookland with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, a significant proportion of the site is made-up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to	10(a) Reduce the need	0	The site is not within convenient walking distance of an employment site or shopping parade. A negligible effect is therefore

SA Objectives		Site	Justification
travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	to travel		likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield land and a minor negative effect is likely.
	11(b) Soil quality and quantity	--	The site is wholly on Grade 1 agricultural land. A significant negative effect is likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Brookland which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not in a designated area of open space.

**SHLAA Reference Number: 612**

**Site Name/Address: Land Adj to Moor Close, Brenzett**

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should be sensitive to the setting of the nearby Grade II Listed Buildings. Opportunities for incorporating allotments into the design of the development should be explored to reduce the loss of good quality agricultural land.

SA Objectives	Site	Justification
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1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3, although not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Overall, however, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of Brenzett Church of England Primary School, a post office and two outdoor sports and recreational facilities. Therefore, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 25 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 25 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site adjoins the small village of Brenzeet and is in a rural location. There are three Grade II Listed Buildings within 100m of the site, with limited development in between these historic assets and the development site. Therefore, there is potential for significant negative effects, although this is uncertain until the exact scale, design and layout of the new development are known. Opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Brenzett with neighbouring settlements.
	8(c) Townscape:	0	The site is on undeveloped greenfield land. Therefore, a negligible effect is likely as there would be no potential for

SA Objectives		Site	Justification
	regeneration		regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the site is made up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	Approximately 73% of the land within the site sits on Grade 2 agricultural land and 27% sits on Grade 1 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Brenzett which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**Recommendations:** Measures should be taken to avoid pollution to groundwater. The design of the development should seek to avoid adverse effects on the character of the AONB. Providing allotments onsite could offset the loss of Grade 3 agricultural land.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of Churchill Primary School, an outdoor sports and recreational facility and open spaces. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is within the settlement boundary of Hawkinge although on the edge of the town. The site is not within close proximity of any heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are

SA Objectives		Site	Justification
			known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened from the wider AONB due to open views from the north and west. Therefore, a significant negative effect is likely, although this is uncertain until the specific design, scale and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on brownfield land previously used as an RAF base and includes multiple derelict buildings and areas of hardstanding. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and there is a cycle path directly adjacent to the north.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This represents a more efficient use of land compared to developing on brownfield sites.
	11(b) Soil quality and quantity	-	The whole site lies on Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030.

SA Objectives	Site	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues; however, the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

**SHLAA Reference Number: 334 Site Name/Address: Mill Lane r/o Mill Farm, Hawkinge**

**Recommendations:** Measures should be taken to avoid pollution to groundwater. The design of the development should seek to avoid adverse effects on the character of the AONB and the setting of Maypole Farm Grade II Listed Building. Providing allotments onsite could offset the loss of Grade 3 agricultural land.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of a medical surgery, Hawkinge Primary School and Churchill Primary School, outdoor sports and recreational facilities and open spaces.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of



SA Objectives		Site	Justification
			the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 22 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 22 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site lies within the settlement of Hawkinge and is within 100m of Maypole Farm Grade II Listed Building; however, existing development already separates the site from the listed building. Therefore, the potential for negative effect are considered to be less significant that would ordinarily be the case in the open countryside. These minor adverse effects are uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site lies within the Kent Downs AONB. The site is surrounded by existing development and therefore represents 'in-fill' development. It is therefore considered that development here would be somewhat screened from views in the wider AONB. Effects are uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport	++	The site is within convenient access of a number of bus stops and there is a cycle route to the west.

SA Objectives		Site	Justification
result in significant traffic congestion.	modes		
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This is considered to be a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	-	The site is wholly on Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues, however the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 404**

**Site Name/Address: Land adj Kent Battle of Britain Museum, Aerodrome Road, Hawkinge**

**Recommendations:** Measures should be taken to avoid pollution to groundwater. The design of the development should seek to avoid adverse effects on the character of the AONB. Contaminated land should be fully remediated prior to construction.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.

SA Objectives		Site	Justification
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of Churchill Primary School, an outdoor sports and recreational facility and open spaces. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 110 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 110 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Hawkinge although is on the edge of the town. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened the wider AONB due to open views from the west. Therefore, a significant negative effect is recorded. These effects are uncertain until the specific design, scale and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.

SA Objectives		Site	Justification
	8(c) Townscape: regeneration	++?	The site sits on brownfield land previously used as an RAF base and includes areas of hardstanding.. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site sits within convenient walking distance of a number of bus stops. There is also a cycle route directly adjacent to the north.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This represents a more efficient use of land compared to developing on greenfield sites.
	11(b) Soil quality and quantity	-	The whole site sits on Grade 3 agricultural land.
	11(c) Land contamination	++?	The site is on land deemed to be contaminated from former airfield uses. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues, however the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure		0	The site is not in a designated area of open space.

SA Objectives	Site	Justification
that it meets local needs.		

SHLAA Reference Number: 686

Site Name/Address: Land at Duck Street, Elham

**Recommendations:** The design, layout and landscaping of the site should complement the existing character of the village of Elham, maintaining the rural nature and openness of the wider landscape.

SA Objectives	Site	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is in convenient walking distance of open spaces and outdoor sports and recreation facilities associated with Elham Church of England Primary School, which is also within a convenient walking distance. The site is also within convenient walking distance of the village post office.	
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 6 dwellings, 1-2 of which will be affordable dwellings. This is considered to be a minor contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 6 dwellings. This is considered to have a negligible effect on the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.	0	The site is not within convenient walking distance of an employment area or shopping parade.	

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits on the edge of the historic village of Elham. The Elham Conservation Area and eight of the listed buildings which sit within it are within 250m of the site; however many buildings sit between the site and these heritage assets. No heritage assets are within 100m of the site. Therefore, development within the site is only considered to pose a minor risk to the heritage assets. This effect is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site sits on the edge of the village of Elham in the Kent Downs AONB. Therefore, its development has the potential to have a significant adverse effect on this designated landscape. This effect is uncertain until the detailed design and layout of the development on the site are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Elham with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on greenfield land. There is no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is on the edge of Elham village, which does not contain a Major Employment Site or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of two bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on greenfield land.
	11(b) Soil quality and quantity	-	The land within the site is designated as Grade 3 Agricultural Land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals	?	Land within the site has been identified as a Mineral Safeguarding Area for sub-alluvial river terrace deposits in the Kent

SA Objectives	Site	Justification
safeguarding		Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	-?	The site is within the parish of Elham which is not considered to have waste water capacity issues. A small proportion of the site falls within a groundwater Source Protection Zone within which there is a risk of contamination of groundwater resources from certain activities. Construction activities have the potential to have an adverse effect on groundwater; however, this is uncertain.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not designated as a local open space. Therefore, development of the site would not result in the loss of open space.

**SHLAA Reference Number: 605**

**Site Name/Address: Land South of Canterbury Road, Lyminge**

**Recommendations:** Appropriate mitigation measures should be employed to prevent pollution to groundwater. The design of the development should seek to avoid adverse effects on the character of the AONB and where possible seek to enhance the setting of the nearby Grade II Listed Building. Opportunities should be explored for incorporating allotments into the design in order to reduce the loss of good quality agricultural land. The detailed design, layout and landscaping of the site should seek to reduce the adverse effects that could result on settlement and landscape character as a result of settlement coalescence.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, one of which is directly adjacent to the north, a school, a post office, outdoor sports and recreational facilities and open spaces.

SA Objectives		Site	Justification
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site adjoins the settlement of Lyminge and is in a rural location. The site is within 250m of Broadstreet House Grade II Listed Building which is set back from the village to the south of the site. There is therefore the potential for a significant negative effect on the setting of this building, although this is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site is within the Kent Downs AONB. Therefore there is potential for significant negative effects on landscape, although this will be uncertain until the specific design, scale and layout of the development are known.
	8(b) Settlement character: coalescence	-?	The site represents about 20% of the strategic gap between Lyminge and Etchinghill. Development of the site is therefore considered to have a minor negative effect this objective, although this effect is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the site sits on greenfield land associated with Etchinghill Golf Course. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.



SA Objectives		Site	Justification
opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land (currently part of Etchingill Golf Course). This represents less efficient use of land compared to developing on brownfield sites.
	11(b) Soil quality and quantity	-	The whole of the site is on graded agricultural land (approximately 89% of which is on Grade 3 agricultural land and 11% is on Grade 1 and 2 agricultural land). A minor negative effect is therefore likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Lyminge which is not considered to have waste water capacity issues; however, the site is within a Groundwater Source Protection Zones. A minor negative effect is therefore likely, although this would be uncertain and dependent on the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**Recommendations:** Incorporating allotments on site would help to offset the loss of Grade 1 and 2 agricultural land. The development should avoid direct effects on the nearby ancient woodland.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of Sellindge Primary School and an outdoor sports and recreational facility associated with the school. There are no other services within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 0.3 ha and is expected to be able to accommodate 8 dwellings, 1-2 of which will need to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 8 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits in a rural location and adjoins the small settlement of Stone Hill. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.

SA Objectives		Site	Justification
townscape.			effect is likely although this is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape: regeneration	++?	The site lies wholly on vacant previously developed land which was once used as a piggery. Redevelopment of the site is considered to make a significant contribution to the regeneration of this portion of the village, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of an area of ancient woodland. There is therefore potential for a minor negative effect although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on land that was previously used as a piggery but which is no longer in use and has been vacant since the early 1980s. The development of this site is considered to represent a more efficient use of land compared to developing on greenfield land. Therefore a minor positive effect is likely.
	11(b) Soil quality and quantity	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 618 Site Name/Address: Land west of Jubilee Cottage, Swan Lane, Sellindge**

**Recommendations:** Opportunities for incorporating allotments onsite would reduce the loss of Grade 1 and 2 agricultural land. The development should seek to minimise the effect on the setting of the Holly Cottage Grade II Listed Building through careful design.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of Sellindge Primary School and two outdoor sports and recreational facilities, one of which (Sellindge Sports and Social Club) is directly adjacent and also designated as open space.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in a rural location and adjoins the small settlement of Sellindge. The Grade II Listed Holly Cottage is within 100m of the site. There is therefore potential for a significant adverse effect on the setting of this listed building; however, this is uncertain until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Sellindge with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on previously undeveloped greenfield land. This represents a less efficient use of land compared with developing brownfield sites, and a minor negative effect is likely.
	11(b) Soil quality and quantity	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.
	11(c) Land contamination	0	The site itself is not considered to be contaminated but is directly adjacent to an area of contaminated land.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall

SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site itself is not a designated area of open space however there is open space directly adjacent and associated with the Sellindge Sports and Social Club.

**SHLAA Reference Number: 627**

**Site Name/Address: Land rear of Brook Lane Cottages, Brook Lane, Sellindge**

**Recommendations:** The detailed design, layout and landscaping of the site should seek to reduce adverse effects on the character of the AONB. Opportunities for incorporating allotments onsite should be explored to reduce the loss of good quality agricultural land. Appropriate mitigation/enhancement measures should be incorporated into the design to reduce effects on the nearby SSSI.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is only within convenient walking distance of an outdoor sports and recreational facility. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.

SA Objectives		Site	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 5 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. There is therefore limited potential for providing homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Sellindge and is in a rural location. The site is not within close proximity of heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site is not within the Kent Downs AONB but is within 1km. A minor negative effect is likely although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Sellindge with neighbouring settlements.
	8(c) Townscape: regeneration	0	Most of the site consists of undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Gibbin's Brook SSSI. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently	11(a) Efficient use of	-	The majority of the site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.

SA Objectives		Site	Justification
and safeguard soils, geology and economic mineral reserves.	land		
	11(b) Soil quality and quantity	--	The whole of the site is on Grade 1 and 2 agricultural land.
	11(c) Land contamination	0	The site is not on land that is considered to be contaminated.
	11(d) Minerals safeguarding	?	The site has been identified as being within a Mineral Safeguarding Area for silica sand/construction sand – sandstone: Folkestone formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 1005**

**Site Name/Address: Land at Barrow Hill, Sellindge**

**Recommendations:** Incorporating allotments onsite would offset the loss of Grade 1 and 2 agricultural land.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.



SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is not within convenient walking distance of any services or facilities.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits in a rural location and adjoins the small settlement of Barrow Hill. There are no heritage features within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Barrow Hill with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared with developing brownfield sites, and a minor negative effect is likely.
	11(b) Soil quality and quantity	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for sandstone (Sandgate formation) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not a designated area of open space.

**SHLAA Reference Number: 1007 Site Name/Address: Silver Spray, Sellindge**

**Recommendations:** Opportunities for incorporating allotments onsite would reduce the loss of Grade 1 and 2 agricultural land. The development should seek to minimise the effect on the setting of nearby Listed Buildings through careful design.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of Sellindge Primary School and two outdoor sports and recreational facilities, one of which is associated with the school. The other (Sellindge Sports and Social Club) is also designated as open space. There are no other facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 0.5ha and expected to be able to accommodate 5 dwellings, 30% of which would be required to be affordable. A site of this size is considered to make a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. A site of this size is considered to have limited potential for providing homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in a rural location and adjoins the small settlement of Sellindge. The site is within 250m of two Grade II Listed Buildings. A significant negative effect is therefore likely, although this is uncertain until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Site	Justification
	8(c) Townscape: regeneration	0	The site already contains several buildings which look to be in relatively good condition. Therefore the development of the site is not likely to make a significant contribution to the regeneration of the village.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site lies within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The majority of the site already contains development. Therefore, the redevelopment of this area is considered to represent a more efficient use of land than developing on greenfield land.
	11(b) Soil quality and quantity	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not a designated area of open space.

**Recommendations:** The design of the development should seek to minimise the effects on and where possible enhance the character of the Kent Downs AONB and nearby Listed Buildings. Adequate waste water infrastructure should be provided. Contaminated land should be fully remediated prior to construction works.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of Lympne Church of England Primary School, a post office, outdoor sports and recreational facility, areas of open space and an employment area. A minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 150 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 150 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is directly adjacent to an employment area.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within a rural location and adjoins the settlement of Lympne. The site is within 250m of Belle Vue House Grade II Listed Building and Lympne Hall Grade II Listed Building. Much of the site is located on the former Lympne airfield, which can be considered to be previously developed land (including hardstanding) related to the airfield's wartime use. The openness of the site combined with its historic past and proximity to neighbouring listed buildings suggests that the

SA Objectives		Site	Justification
			development of the site has the potential to have a significant effect on this objective, although this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site is directly adjacent to, although not within, the Kent Downs AONB. The openness of the site combined with its close proximity to the AONB result in the potential for minor adverse effects on the landscape, although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	--?	The site contains the vast majority of the open land between the settlement of Lympe to the east and the Lympe Industrial Park. Whilst the industrial park is not a standalone settlement, in landscape terms it does represent an isolate and defined urban area. Development of the entire site would result in the perceived coalescence of Lympe with the neighbouring Lympe Industrial Park, with a significant adverse effect on this part of the objective. There is an element of uncertainty attached to this effect until such time as the detailed design, scale and landscaping of the site are known,
	8(c) Townscape: regeneration	0	Much of the site is located on the former Lympe airfield, which can be considered to be previously developed land (including hardstanding); however, there are no longer any significant buildings within this relatively large site, and much of the hardstanding has become overgrown with vegetation, giving this previously developed site a relatively rural and open character. Therefore, the development of the site is not considered to have a significant effect on the regeneration of Lympe.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is directly adjacent to an employment area.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	0?	Much of the site is located on the former Lympe airfield, which can be considered to be previously developed land (including hardstanding); however, there are no longer any significant buildings within this relatively large site, and much of the hardstanding has become overgrown with vegetation, giving this previously developed site a relatively rural and open character. However, the much of the site can no longer be considered as greenfield land. Overall, a negligible uncertain effect is recorded against this part of the objective.

SA Objectives		Site	Justification
	11(b) Soil quality and quantity	0	Approximately 25% of the site is on land classified as being of Grade 2 and 3 quality; however, the site is considered to be contaminated. Therefore, the arable value of the soil within the site is already considered to have been compromised. Therefore, a negligible effect is recorded against this portion of the objective.
	11(c) Land contamination	++	The site is considered to be contaminated. Housing allocations located on contaminated land would be required to remediate the land during construction and therefore a significant positive effect is likely.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The Water Cycle Study identified a potential capacity issue in the strategic wastewater link between the Westenhanger and Lympne area and Sellindge wastewater treatment works. It is therefore assumed that residential allocations in the Lympne area have the potential for minor adverse effects on this SA objective with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge wastewater treatment works or whether such a link will be secured, e.g. via developer contributions. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 613**

**Site Name/Address: Land at rear of Barnstormers, Stone Street, Stanford**

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is not within convenient walking distance of any services or facilities.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is 0.5a and is expected to be able to accommodate 5 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	To the north west the site immediately adjoins the Grade II Listed Stanford Windmill. Therefore, the site contributes to the wider setting of these important historic assets. Its development has the potential to have a significant adverse effect on the special character and setting of the historic assets within the immediate vicinity. This effect is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is partially within 1km of the AONB although the development would be screened from the wider AONB by existing development. A negligible rather than minor negative effect on the character of the AONB is therefore likely although this would be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development..
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Westenhanger with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the site is made up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on



SA Objectives		Site	Justification
			undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of a railway station.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This is considered to represent a more efficient use of land compared to developing on greenfield sites.
	11(b) Soil quality and quantity	-	Almost all of the site sits within Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The site has been identified as being within a Mineral Safeguarding Area for silica sand/construction sand – sandstone: Folkestone formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The Water Cycle Study identified a potential capacity issue in the strategic wastewater link between the Westenhanger and Lympne area and Sellindge wastewater treatment works. It is therefore assumed that residential allocations in the parish of Stanford could have the potential for minor adverse effects on this SA objective with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge wastewater treatment works or whether such a link will be secured, e.g. via developer contributions. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**Recommendations:** The design of the development should be sympathetic towards the setting of Westernhanger Castle and the nearby Listed Buildings, as well as on the character of the Kent Downs AONB. The racecourse site as a whole would be an appropriate candidate for a master plan which could include the future operation and appearance of the Westernhanger Castle. Incorporating allotments onsite would help to offset the loss of Grade 1 and 2 agricultural land. The development should ensure that there is no adverse impact on water quality from wastewater overflow.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is not within convenient walking distance of any services or facilities.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site is in a rural location and part of the settlement of Westernhanger. The site is within 200m of Westernhanger Castle which is a Scheduled Monument, 250m of Westernhanger Manor and Barn, both Grade I Listed Buildings, and partially within 500m of the Sandling Park Registered Park and Garden. Driving through the present racecourse is how one first

SA Objectives		Site	Justification
			experiences the historic site. Therefore, the site contributes to the wider setting of these important historic assets. The land within the site is recognised as previously developed land associated with racecourse; however, the vast majority of the land is open and rural in nature. Therefore, its development has the potential to have a significant adverse effect on the special character and setting of the historic assets within the immediate vicinity. This effect is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	This relatively rural and open site is within 1km of the Kent Downs AONB. There is therefore potential for minor negative effects on the wider landscape, although this is uncertain until the specific design, scale and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Westenhanger with neighbouring settlements.
	8(c) Townscape: regeneration	0	The land within the site is recognised as previously developed land associated with racecourse; however, the vast majority of the land is open and rural in nature. Therefore, its development is not considered to make a significant contribution to the regeneration of the area.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is directly adjacent to Westenhanger train station as well as a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The land within the site is recognised as previously developed land associated with racecourse; however, the vast majority of the land is open and rural in nature. Overall, the development of this site represents a more efficient use of land compared to developing on greenfield sites.
	11(b) Soil quality and quantity	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.
	11(c) Land contamination	0	The site itself is not considered to be contaminated but is directly adjacent to an area of contaminated land.

SA Objectives		Site	Justification
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for Silica Sand/ Construction Sand- Sandstone: Folkestone Formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The Water Cycle Study identified a potential capacity issue in the strategic wastewater link between the Westenhanger and Lympne area and Sellindge wastewater treatment works. It is therefore assumed that residential allocations in the parish of Stanford could have the potential for minor adverse effects on this SA objective with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge wastewater treatment works or whether such a link will be secured, e.g. via developer contributions. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

SHLAA Reference Number: 635

Site Name/Address: Camping and Caravan Site, Minnis Lane

**Recommendations:** The design of the development should seek to avoid adverse effects on the AONB and LWS. Where possible biodiversity enhancement measures should be incorporated into the design of the development. Providing allotments onsite could offset the loss of Grade 3 agricultural land.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of a post office. There are no other services within close proximity.

SA Objectives		Site	Justification
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 9 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 9 dwellings. A site of this size would have limited potential for providing homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site forms part of the settlement of Stelling Minnis. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened from the wider AONB due to open views from the south-west. Therefore, there is potential for significant negative effects on the wider the landscape, although this is uncertain until the specific design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Stelling Minnis with neighbouring settlements.
	8(c) Townscape: regeneration	0	The majority of the site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m Stelling Minnis Common and Church Wood Local Wildlife Site. A minor negative effect is therefore likely although this will be uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.

SA Objectives		Site	Justification
opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops, both of which are directly adjacent.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The majority of this site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	-	The whole site is on Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Stelling Minnis which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

SHLAA Reference Number: 1003

Site Name/Address: Land adjoining 385 Canterbury Road, Densole

**Recommendations:** Measures should be taken to avoid pollution to groundwater. The design of the development should seek to avoid adverse effects on the character of the AONB. Providing allotments on site could reduce offset loss of Grade 3 agricultural land.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The only service or facility within convenient walking distance of the site is a post office. A negligible effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 63 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 63 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of		0?	The site adjoins the settlement of Densole. There are no heritage assets within close proximity of the site. Therefore, until

SA Objectives		Site	Justification
the landscape and townscape.	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Densole with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on undeveloped land. This is not considered to be an efficient use of land compared to developing on brownfield sites.
	11(b) Soil quality and quantity	-	Almost all of the site sits within Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Zone.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Swingfield which is not considered to have waste water capacity issues; however, the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.



SA Objectives	Site	Justification
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

SHLAA Reference Number: 418

Site Name/Address: Etchingill Nursery, Etchingill

**Recommendations:** The design of the development should seek to minimise effects on the character of the AONB and setting of the nearby Listed Buildings. Mitigation/enhancement measures should be investigated to avoid adverse effects on the Folkestone to Etchingill Escarpment SSSI.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of outdoor sports and recreational facilities and open spaces. There are no other services within convenient walking distance.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++ The site is expected to be able to accommodate 30 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++ The site is expected to be able to accommodate 30 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.

SA Objectives		Site	Justification
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within a rural location and adjoins the settlement of Etchinghill. The site is within 250m of four Grade II Listed Buildings within the village's historic core, which designated as a Conservation Area. Development within the site has the potential to have a significant adverse effect on the setting of these listed buildings; however this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site sits within a rural location adjacent to the village of Etchinghill within the Kent Downs AONB. There is therefore the potential for significant negative effects on landscape, although potential effects will be uncertain until the design, scale and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Etchinghill with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Folkestone to Etchinghill Escarpment SSSI and an Ancient Woodland Inventory site. A minor negative effect is likely although this will be uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents less efficient use of land compared with developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not within a graded area of agricultural land.

SA Objectives		Site	Justification
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Lyminge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 419**

**Site Name/Address: Land adjacent the Golf Course, Etchingill**

**Recommendations:** The design of the site should seek to minimise the effects on the setting of the nearby Grade II Listed Buildings and character of the Kent Downs AONB. Incorporating allotments onsite would help to offset the loss of Grade 3 agricultural land. The development should avoid adverse effects on groundwater.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating		0	The site is within convenient walking distance of outdoor sports and recreational facilities and open spaces. There are no other services within convenient walking distance.

SA Objectives		Site	Justification
inequalities of opportunity for access.			
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 0.74 ha and is expected to be able to accommodate 10 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 10 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within a rural location and adjoins the settlement of Etchinghill. The site is within 250m of five Grade II Listed Buildings within the village's historic core, which designated as a Conservation Area. Development within the site has the potential to have a significant adverse effect on the setting of these listed buildings; however this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site lies within the Kent Downs AONB. The site is bound by existing residential development and trees, screening the site from the wider landscape and the AONB. Therefore, a minor negative effect is recorded, although potential effects will be uncertain until the design, scale and layout of development is known.
	8(b) Settlement character: coalescence	0?	The site lies between the settlement of Etchinghill and the settlement of Lyminge; however, the village of Etchinghill extends northwards along the full length of the site's western edge and there is further ribbon development to the north. Therefore the development of the site is not considered to make a significant contribution to the coalescence of these neighbouring settlements. This effect is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas

SA Objectives		Site	Justification
			of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of three bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	-	The site is wholly on Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Lyminge which is not considered to have waste water capacity issues; however, the site does fall within a Groundwater Source Protection Zone. A minor negative effect is therefore likely although this is uncertain and would be dependent on the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

## Reasonable Alternative Sites

SHLAA Reference Number: 689

Site Name/Address: Westbrook School Playing Field, Shorncliffe Road, Folkestone

**Recommendations:** Any net loss of greenfield land on site should be provided elsewhere or in the immediate vicinity of the site

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including open spaces and recreational facilities, medical facilities, schools and employment sites. There are no barriers that would potentially restrict access to these services. A positive effect is likely for this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 127 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 127 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of a major employment area located to the north-east. A railway line sits between the site and this area; however, it is possible to access the area via the A259 Radnor Park Road.
7. Conserve and enhance the fabric and setting of		0?	The site sits within the urban area of Folkestone. There are no heritage assets within 100m of the site. Therefore, until

SA Objectives		Site	Justification
historic assets.			such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of a major employment area located to the north-east. A railway line sits between the site and this area; however, it is possible to access the area via the A259 Radnor Park Road.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of Folkestone Central train station as well as a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on greenfield land associated with South Kent College and development here and subsequent loss would represent a less efficient use of land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not

SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of designated open space.

**SHLAA Reference Number: 416 (317 & 416)**

**Site Name/Address: Fisherman's Beach, Land off Range Road, Hythe**

**Recommendations:** The design of the development should ensure that the setting of the nearby Grade II Listed Building and Scheduled Monument is not adversely affected but enhanced. The design of the development should seek to avoid direct effects on the LWS and provide biodiversity enhancement measures. Contaminated land should be fully remediated prior to construction works.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area, however there are a number of flood risk zones immediately adjacent and surrounding the site. Overall, however, there is no risk of flooding for this site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is in convenient walking distance of a medical facility, outdoor sports and recreational facilities, a school, open spaces and employment areas. A minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of	5(a) Affordable	++
		The site is expected to be able to accommodate 60 dwellings, 30% of which will be required to be affordable dwellings.



SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 60 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	There are major employment areas within convenient walking distance, one of which is directly adjacent to the north. Hythe High Street which has a number of shopping parades is also within walking distance to the north-east.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits within the settlement of Hythe and directly adjacent to Hythe Lifeboat Station Grade II Listed Building as well as being within 200m of Martello Tower number 14 which is a Scheduled Monument. Whilst it is recognised that the location of this site could have adverse effects on the setting of these assets, the site provides the opportunity to redevelop vacant land, and therefore a minor negative effect is therefore likely as opportunities may exist to enhance the setting of heritage features although this will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the existing built-up area of Hythe screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements – Hythe and Folkestone have already merged.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed and is now vacant. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to Hythe Ranges Local Wildlife Site. A minor negative effect is likely although this is uncertain given that appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	There are major employment areas within convenient walking distance, one of which is directly adjacent to the north. Hythe High Street which has a number of shopping parades is also within walking distance to the north-east.
	10(b) Increase opportunities to choose sustainable transport modes	0	The site is not within convenient walking distance of a train station or bus stops.

SA Objectives		Site	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on land that has been previously developed and is now vacant, representing a more efficient use of land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	++	The site is considered to be contaminated given its past use as a sewage treatment works. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 158**

**Site Name/Address: Vale Farm (The Piggeries) Horn Street, Folkestone**

**Recommendations:** The design of the development should minimise the setting effects on the nearby Scheduled Monuments and seek to mitigate/enhance effects on the nearby LWS. Contaminated land should be fully remediated prior to construction works.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	7% of the site is within a Flood Zone 3 area and 8% is within a Flood Zone 2 area. However, the site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Overall, there is a low risk of flooding and a negligible effect is likely.
2. Increase energy efficiency in the built	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for

SA Objectives		Site	Justification
environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.			renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is in convenient walking distance of outdoor sports and recreational facilities and a school. There is also an employment area within 800m of the site to the east; however the terrain to the east of the site makes significantly less accessible. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 26 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 26 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	There is an employment area within 800m of the site to the east; however the terrain to the east of the site makes it inaccessible.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site is on the outskirts of Horn Street and sits within 500m of two Scheduled Monuments; however, the topography of the land within the immediate vicinity suggest that the site does not make a significant contribution to the setting of these historic assets. Therefore, a minor negative effect is recorded, although actual effects on historic assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, its location next to existing development and the topography of the surrounding land screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	--?	The land within the site plays an important role in maintaining separation between the settlement of Horn Street and Folkestone to the south. Therefore, a significant negative effect is likely against this portion of the objective, although this is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape:	0	The site is on land that is undeveloped but has had some agricultural and military activity in the past. Therefore, a

SA Objectives		Site	Justification
	regeneration		negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Paraker Wood and Seabrook Stream LWS. A minor negative effect is therefore likely, although appropriate mitigation may avoid adverse effects and may even result in beneficial effects. There is uncertainty attached to the effect associated with the fact that the land within the site is largely greenfield and may hold some important ecological habitats and species, which are currently not recorded.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	There is an employment area within 800m of the site to the east; however the terrain to the east of the site makes it inaccessible.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on land that is undeveloped but has had some agricultural activity in the past. Therefore, a minor negative effect is likely as this represents less efficient use of land.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	++	Past agricultural activity is thought to have left contaminated land on a small part of the site. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**Recommendations:** The design of the site should be sensitive to the nearby LWS and AWI and mitigation/enhancement measures should be investigated to avoid adverse effects. Any net loss of open space should be provided elsewhere.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is in convenient walking distance of outdoor sports and recreational facilities and open spaces and Seabrook Primary School. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment site or shopping parade. A negligible effect is therefore likely.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within an urban area of Hythe. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the site is surrounded by

SA Objectives		Site	Justification
relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.			existing development which would screen it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site is on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Paraker Ancient Woodland and Seabrook Stream Local Wildlife Sites. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is now within convenient walking distance of either an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops as well as a cycle route to the south.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The whole of the site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing on brownfield.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for sandstone (Sandgate formation) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.

SA Objectives	Site	Justification
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	-?	Approximately 17% of the site is on land designated as open space. A minor negative effect is therefore likely, although this is uncertain as it is recognised that this open space could be incorporated into the design of the development or alternative open space could be provided elsewhere to compensate for any that is lost.

**SHLAA Reference Number: 457**

**Site Name/Address: Land opposite Rock Cottage, Botolph's Bridge Road, Hythe**

**Recommendations:** Development on the site should seek to avoid the small area of 'significant' flood hazard on the easternmost part of the site. The design of the development should seek to minimise the effects on and where possible enhance the setting of the Dymchurch Redoubt Scheduled Monument. The design of the scheme should minimise the effects on, and where possible create enhancement measures for the LWS. Contaminated land onsite should be fully remediated prior to construction works.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 as well as being identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' and 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is only within convenient walking distance of an area of open space. Therefore, a negligible effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of	5(a) Affordable	+
		The site is 0.6ha and is expected to be able to accommodate 12 dwellings, 30% of which will be required to be affordable

SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		dwellings. This is considered to be a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 12 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment site or shopping parade. A negligible effect is therefore likely.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within a rural location and adjoins the settlement of Hythe. Dymchurch Redoubt Scheduled Monument is within 500m of the site, with limited development between the monument and the site. A significant negative effect is therefore likely, although until such time as the detailed scale, design and layout of the development are known, this effect is uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is likely, although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	-?	The site lies between the boundary of the settlement of Hythe and the settlement of Dymchurch. The development of the site would result in the loss of roughly 10% of the gap between these two settlements, which is likely to have a minor negative effect. This is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Hythe Ranges Local Wildlife Site. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops.
11. Use land efficiently and safeguard soils,	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land when compared with the redevelopment of brownfield land. Therefore, a minor negative effect is recorded.



SA Objectives		Site	Justification
geology and economic mineral reserves.	11(b) Soil quality and quantity	0	Approximately 90% of the site is on land designated as Grade 3 agricultural quality; however, the site is considered to be contaminated. Therefore, the arable value of the soil within the site is already considered to have been compromised. Therefore, a negligible effect is recorded against this portion of the objective.
	11(c) Land contamination	++	The site is considered to be contaminated. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The Water Cycle Study identified a potential capacity issue in the strategic wastewater link between the Westenhangar and Lympe area and Sellindge wastewater treatment works. It is therefore assumed that residential allocations in the Lympe area have the potential for minor adverse effects on this SA objective with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge wastewater treatment works or whether such a link will be secured, e.g. via developer contributions. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**SHLAA Reference Number: 623**

**Site Name/Address: South of Ashford Road, Taylor Wimpey lands, Sellindge**

**Recommendations:** Opportunities for incorporating allotments onsite would reduce the loss of Grade 1 and 2 agricultural land. The development should seek to minimise the effect on the setting of nearby Listed Buildings through careful design and avoid perceived coalescence of Sellindge with Barrowhill and thus adverse effects on settlement character.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for

SA Objectives		Site	Justification
environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.			renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of Sellindge Primary School and two outdoor sports and recreational facilities, one of which is associated with the school. The other (Sellindge Sports and Social Club) is also designated as open space. There are no other facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 250 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 250 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in a rural location and adjoins the small settlement of Sellindge. The site is within 100m of four Grade II Listed Buildings and within 250m of a further six Grade II Listed Buildings. A significant negative effect is therefore likely, although this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	--?	The site lies at the southern edge of Sellindge. The development of the entire site would result in Sellindge only being separated from the settlement of Barrow Hill (directly to the south) by the M20 and a railway line, which would result in the perceived coalescence of these two separate settlements and a significant adverse effect on this part of the objective. Overall, this effect is uncertain until the detailed design, layout and landscaping of the site are known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on undeveloped greenfield land. This represents a less efficient use of land compared with developing brownfield sites.
	11(b) Soil quality and quantity	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not a designated area of open space.

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, a number of outdoor sports and recreational facilities, an employment site, a shopping parade (New Romney High Street) and open spaces.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 101 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 101 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site lies adjacent to New Romney in rural fields. There are a number of Grade II Listed Buildings within 250m of the site as well as one Scheduled Monument (Romney Priory) within 500m directly to the south of the site within the historic core of New Romney. Significant development within the site has the potential to have a significant negative effect on these historic assets, although this is uncertain as the actual effects on historic assets will depend on the exact scale,

SA Objectives		Site	Justification
			design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and New Romney High Street where there are a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on undeveloped land. This is considered to be a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.

SA Objectives	Site	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site itself is not in a designated area of open space.

SHLAA Reference Number: 409

Site Name/Address: Land at Cockreed Lane, New Romney

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, a number of outdoor sports and recreational facilities, an employment site, a shopping parade (New Romney High Street) and open spaces.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of	5(a) Affordable	++
		The site is expected to be able to accommodate 100 dwellings, 30% of which will be required to be affordable dwellings.

SA Objectives		Site	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 100 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site lies adjacent to New Romney in rural fields. There are a number of Grade II Listed Buildings within 250m of the site as well as one Scheduled Monument (Romney Priory) within 500m directly to the south of the site within the historic core of New Romney. Significant development within the site has the potential to have a significant negative effect on these historic assets, although this is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and New Romney High Street where there are a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.

SA Objectives		Site	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on undeveloped land. This is considered to be a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not in a designated area of open space.

**SHLAA Reference Number: 639**

**Site Name/Address: St Nicholas Playing Field, Rolfe Lane, New Romney**

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', or 'significant' coastal flooding although 18% of the site area is in a 'moderate' coastal flooding zone. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.



SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, a number of outdoor sports and recreational facilities, an employment site, a shopping parade (New Romney High Street) and open spaces.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 55 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 55 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site lies adjacent to New Romney in rural fields. There are a number of Grade II Listed Buildings within 250m of the site as well as one Scheduled Monument (Romney Priory) within 500m directly to the south of the site within the historic core of New Romney. Significant development within the site has the potential to have a significant negative effect on these historic assets, although this is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas

SA Objectives		Site	Justification
			of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and New Romney High Street where there are a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on undeveloped land. This is considered to be a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not in a designated area of open space.

**Recommendations:** Measures should be undertaken to manage flood risk onsite.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' or 'significant' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, St. Nicholas Church of England Primary School and Marsh Academy, outdoor sports and recreational facilities, a shopping parade (New Romney High Street) and open spaces.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 65 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 65 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of New Romney High Street where there is a parade of shops.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site forms part of New Romney which is a more rural settlement. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.

SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site sits on previously developed land associated with a relatively large food processing facility, containing multiple buildings area areas of hardstanding. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape and landscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of New Romney High Street where there is a parade of shops.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land associated with the former Romney Potato Marsh Company. This represents more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of		0	The site is within the parish of St Mary in the Marsh which is not considered to have waste water capacity issues. The site

SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

**SHLAA Reference Number: 1015**

**Site Name/Address: Brickyard Poultry Farm, New Romney**

**Recommendations:** Measures should be taken to minimise flood risk on site. The design of the development should seek to minimise adverse effects on the setting on the nearby Scheduled Monument.

SA Objectives	Site	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' or 'significant' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, outdoor sports and recreational facilities, a shopping parade (New Romney High Street) and open spaces.	
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of	5(a) Affordable housing	++	The site is expected to be able to accommodate 28 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for	++	The site is expected to be able to accommodate 28 dwellings, 20% of which will be required to meet Lifetime Homes

SA Objectives		Site	Justification
society, including the elderly.	older people		standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site forms part of New Romney which is a more rural settlement and is within 500m of Romney Priory Scheduled Monument directly to the south of the site within the historic core of New Romney. Significant development within the site has the potential to have a significant negative effect on these historic assets, although this is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on mostly undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of New Romney High Street where there are a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	0	The site is not within convenient walking distance of public transport.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on mostly undeveloped greenfield land. This is considered to be a less efficient use of land and the site currently represents encroachment into the countryside.
	11(b) Soil quality and quantity	0	Approximately 10% of the site falls within Grade 1 and 2 agricultural land although this is not considered to represent potential for large scale loss. A negligible effect is therefore likely.

SA Objectives		Site	Justification
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of St Mary in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 1002 Site Name/Address: Land at Spitfire Way, Hawkinge**

**Recommendations:** Measures should be taken to avoid pollution to groundwater. The design of the development should seek to avoid adverse effects on the character of the AONB. The development should avoid adverse effects on the ancient woodland and where possible provide biodiversity enhancement measures. Contaminated land should be fully remediated prior to construction.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, Churchill Primary School, outdoor sports and recreational facilities and open spaces.

SA Objectives		Site	Justification
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is on the edge of Hawkinge. The site is not within close proximity of any heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered to be adequately screened from the wider AONB due to open views to the south. Therefore, there is potential for significant negative effects on this objective, although this is uncertain until the specific scale, design and layout of the new development is known.
	8(b) Settlement character: coalescence	0	The development is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of an area of ancient woodland. A minor negative effect is therefore likely although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose	++	The site is within convenient walking distance of a number of bus stops.



SA Objectives		Site	Justification
development that will result in significant traffic congestion.	sustainable transport modes		
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on greenfield land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	-	The whole site lies on Grade 3 agricultural land.
	11(c) Land contamination	++	The site is considered to be contaminated after the areas historic use as an airfield. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Zone.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues, however the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 388**    **Site Name/Address: Land west of Canterbury Road, Hawkinge**

**Recommendations:** Measures should be taken to avoid pollution to groundwater. The design of the development should seek to avoid adverse effects on the character of the AONB. Providing allotments on site could offset the loss of Grade 3 agricultural land. The development should avoid harm to the adjacent ancient woodland.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, Hawkinge Primary School and Churchill Primary School, outdoor sports and recreational facilities and open spaces.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of		0?	The site adjoins the settlement of Hawkinge. There are no heritage features within close proximity. Therefore, until such

SA Objectives		Site	Justification
townscape.	character: coalescence		effect is likely until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape: regeneration	0	Some of the land within the parcel already been developed; however, the majority has not. Therefore, the development of the site is not considered to make a significant contribution to the regeneration of area.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to an area of ancient woodland (Killing Wood) and there is also another area of ancient woodland (Coombe Wood) within 250m. A minor negative effect is likely although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	0	Some of the land within the parcel already been developed; however, the majority has not. This is therefore not considered to represent the most efficient use of land.
	11(b) Soil quality and quantity	-	The site is wholly on Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues, however the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure		0	The site is not in a designated area of open space.

SA Objectives	Site	Justification
that it meets local needs.		

SHLAA Reference Number: 437

Site Name/Address: Cherry Gardens, New Romney

**Recommendations:** Measures should be taken to manage flood risk on site. The development should seek to avoid adverse effects on the Ramsar and SSSI, and where possible, incorporate biodiversity enhancement measures into the design. Providing allotments on site should be explored to avoid complete loss of Grade 3 agricultural land.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' or 'significant' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of two outdoor sports and recreational facilities, one of which is directly adjacent (Littlestone Golf Club) and two areas of open space. There are no other services within close proximity.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable	5(a) Affordable housing	+
		The site is 0.53 ha and is expected to be able to accommodate 10 dwellings. A site of this size is considered to be make a moderate contribution to the provision of affordable homes in the District.

SA Objectives		Site	Justification
housing, having regard to the needs of all sections of society, including the elderly.	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 10 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site forms part of the settlement of New Romney although is on the edge of the town. There are no heritage features within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to Dungeness Ramsar and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is therefore likely although this will be uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops and New Romney train station.
11. Use land efficiently and safeguard soils,	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.

SA Objectives		Site	Justification
geology and economic mineral reserves.	11(b) Soil quality and quantity	-	The whole of the site sits on Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 674**

**Site Name/Address: Digby Road, CT20 3NB**

**Recommendations:** The impact of the development on nearby commercial premises should be assessed.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, three schools, a post office, outdoor sports and recreational facilities, an employment site, open spaces and a shopping parade.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 9 dwellings. A site of this size is considered to be make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 9 dwellings. The site therefore has limited potential for providing homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of both an employment area and shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is within the urban area of Folkestone. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site currently represents a car park in Folkestone and constitutes previously developed land. However, this land is not derelict and its redevelopment would not constitute a significant contribution to the regeneration of the wider townscape.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of both an employment area and shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of Folkestone West train station and a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This is considered to represent more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sandgate which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.



**Recommendations:** The design of the site should seek to minimise any adverse effects on the setting of the nearby Scheduled Monuments. The development should also seek to minimise effects on the character of the AONB as well as effects of settlement coalescence. Where possible, biodiversity enhancement measures should be incorporated into the development to minimise effects on Reinden Wood ancient woodland and LWS. Allotments onsite could help to reduce the loss of Grade 1 and 2 agricultural land. Measures should be taken to avoid pollution to groundwater.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of a post office and an outdoor sports and recreational facility (Hawkinge Cricket Club). There are no other services or facilities within close proximity.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 44 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 44 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits on the edge of the settlement of Densole. The site is within 500m of two Bronze Age barrow cemeteries (Scheduled Monuments) in Reinden Woods. A minor rather than significant negative effect is likely due to the assets being located within woodland which could help to screen effects on their setting. This effect is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened from the wider AONB due to open views from the north. Therefore, there is potential for significant negative effects on landscape, although this is uncertain until the specific design, scale and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The site sits between the villages of Densole and Hawkinge; however, development and woodland to the south limit the role of the land within the site in maintaining separation between these two neighbouring towns.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Reinden Wood ancient woodland which is also designated as a Local Wildlife Site. A minor negative effect is likely although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	The site is wholly within Grade 1 and 2 agricultural land.
	11(c) Land	0	The site is not considered to be contaminated.

SA Objectives		Site	Justification
	contamination		
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Swingfield which is not considered to have waste water capacity issues. The site is, however, within a Groundwater Source Protection Zone. A minor negative effect is likely although this is uncertain relating to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 316 (Revised)**

**Site Name/Address: East Hawkinge Lands**

**Recommendations:** The development should seek to minimise effects on the character of the AONB. Where possible, biodiversity enhancement measures should be incorporated into the development to minimise effects on Coombe Wood ancient woodland. Allotments onsite would help to reduce the loss of Grade 3 agricultural land. Measures should be taken to avoid pollution to groundwater.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating	+	The site is within convenient walking distance of a medical surgery, Hawkinge Primary School, three outdoor sports and recreational facilities and a number of open spaces.

SA Objectives		Site	Justification
inequalities of opportunity for access.			
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 100 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 100 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Hawkinge. There are no heritage features within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened from the wider AONB due to open views from the east. There is therefore the potential for significant negative effect on landscape, although this is uncertain until the specific design, scale and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Coombe Wood ancient woodland. A minor negative effect is likely although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and there is a cycle route to the north.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing on brownfield sites.
	11(b) Soil quality and quantity	-	The site is wholly within Grade 3 agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The northern part of the site has been identified as being within a Mineral Safeguarding Area for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues. The site is, however, within a Groundwater Source Protection Zone. A minor negative effect is likely although this is uncertain relating to the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

SHLAA Reference Number: 602

Site Name/Address: Land between Valebrook Close and Valestone Close, Horn Street, Folkestone

**Recommendations:** Where possible, biodiversity enhancement measures should be incorporated into the development to minimise effects on Paraker Wood and Seabrook Stream LWS. The design of the development should seek to avoid coalescence between Horn Street and Folkestone.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of St Martin's Church of England Primary School and Cheriton Primary School, outdoor sports and recreational facilities and open spaces. There is also an employment area within 800m of the site to the east; however the terrain to the east of the site makes it significantly less accessible. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 45 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 45 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	There is an employment area within 800m of the site to the east; however the terrain to the east of the site makes it less accessible.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is in a rural location between the settlements of Horn Street and Folkestone. There are no heritage features within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.

SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site next to existing built up area, as well as the topography of the area, screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	--?	The site represents what remains of an undeveloped gap between the between the settlements of Horn Street and Folkestone. Therefore development within the site would have a significant adverse effect on this part of the objective This effect is uncertain until the detailed design, layout and landscaping of the sites are known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Paraker Wood and Seabrook Stream Local Wildlife Site. A minor negative effect is likely, although appropriate mitigation may avoid adverse effects and may even result in beneficial effects, so the effect is uncertain.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	There is an employment area within 800m of the site to the east; however the terrain to the east of the site makes it less accessible.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not within an area of graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The western part of the site has been identified as being within a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site is also not

SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		within a Groundwater Source Protection Zones.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

**SHLAA Reference Number: 338**

**Site Name/Address: Black Bull Allotments, Dolphins Road, Folkestone**

**Recommendations:** The loss of open space on site in the form of allotments should be offset through the provision of open space/allotments elsewhere.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of three medical surgeries, the Royal Victoria Hospital, a number of schools, a post office, outdoor sports and recreational facilities and open spaces and four employment areas.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable	5(a) Affordable housing	++
		The site is expected to be able to accommodate 65 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.



SA Objectives		Site	Justification
housing, having regard to the needs of all sections of society, including the elderly.	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 65 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of four employment areas.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is within an urban residential area of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the site represents infill development and is screened from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the whole site sits on allotments Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of four employment areas.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land currently used as allotments. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and	0	The site is not on graded agricultural land.

SA Objectives		Site	Justification
	quantity		
	11(c) Land contamination	0	The land on which the site sits is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zones.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		--?	Despite not being formally designated as a public open space, the entire site is currently used as allotments. The development of the site would result in the loss of the allotments with significant adverse effects against this objective. This effect is uncertain until such time as it is clear to what extent the allotments will be provided for elsewhere in Folkestone.

**SHLAA Reference Number: 640**

**Site Name/Address: Land adj. 43 Horn Street**

**Recommendations:** the design of the development should seek to minimise adverse effects on the character of the AONB and the settlement of Horn Street. Biodiversity enhancement measures should be incorporated where possible alongside mitigation measures to minimise adverse effects on nearby nature designations.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 although a Flood Zone 2 and 3 area is directly adjacent to north and east. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of St. Martin's Primary School, a post office, outdoor sports and recreational facilities and open space, an area of which is directly adjacent to the south.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 1.2ha and is expected to be able to accommodate 8 dwellings, 30% of which will need to be affordable. This would make a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 8 dwellings and is therefore considered to have limited potential for providing homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits adjoins the settlement of Horn Street and is not within close proximity of any heritage features. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site is not within the Kent Downs AONB but is within 1km. A minor negative effect is likely although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Horn Street with Hythe.
	8(c) Townscape: regeneration	0	The site is on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Paraker Wood ancient woodland and Paraker Wood and Seabrook Stream Local Wildlife Site. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land and this represents less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The site has been identified as being within a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zones.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space but is directly adjacent to the north of an existing area.

**Recommendations:** The design of the development should seek to avoid adverse effects on the character of the AONB. Appropriate mitigation/enhancement measures should be incorporated into the design to reduce adverse effects on the nearby SAC, SSSI and ancient woodland.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of outdoor sports and recreational facilities. There are no other services or facilities within close proximity.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 30 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 30 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is on the outskirts of the settlement of Etchinghill in a rural location. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the

SA Objectives		Site	Justification
			effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site is within the Kent Downs AONB, however it is considered likely that it would be screened from the wider AONB by existing built-up development and forestry. A minor negative effect is therefore likely although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Etchinghill with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of the Folkestone to Etchinghill Escarpment SAC and SSSI and directly adjacent to ancient woodland known as The Lince. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	0	The site is not in an area of graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.

SA Objectives	Site	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Lyminge which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zones.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

SHLAA Reference Number: 328

Site Name/Address: Sellindge East

**Recommendations:** The design of the development should seek to enhance the setting of the nearby Grade II Listed Buildings. Opportunities should be explored for incorporating allotments into the design in order to reduce the loss of good quality agricultural land. The detailed design, layout and landscaping of the site should seek to reduce the adverse effects that could result on settlement and landscape character as a result of settlement coalescence. Appropriate mitigation/enhancement should be employed to reduce effects on the nearby Gibbin's Brook SSSI.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of Sellindge Primary School and two outdoor sports and recreational facilities. There are no other services or facilities within close proximity.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of

SA Objectives		Site	Justification
			the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 200 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 200 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site adjoins Sellindge and is in a rural location. The site is within 100m of three Grade II Listed Buildings and 250m of two other Grade II Listed Buildings. There is therefore potential for a significant negative effects on the setting of these historic assets. This will depend on the exact scale, design and layout of the new development, so these effects are currently uncertain..
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	--?	The site lies at the southern edge of Sellindge. The development of the entire site would result in Sellindge only being separated from the settlement of Barrow Hill (directly to the south) by the M20 and a railway line, which would result in the perceived coalescence of these two separate settlements and a significant adverse effect on this part of the objective. Overall, this effect is uncertain until the detailed design, layout and landscaping of the site are known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of the Gibbin's Brook SSSI. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport	++	The site is within convenient walking distance of a number of bus stops.



SA Objectives		Site	Justification
result in significant traffic congestion.	modes		
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	The whole site is on Grade 1 and 2 agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The site has been identified as being within a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 606**

**Site Name/Address: The Mount, Barrow Hill, Sellindge**

**Recommendations:** Opportunities for incorporating allotments onsite should be investigated to reduce the loss of good quality agricultural land.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed

SA Objectives		Site	Justification
renewable sources and resilience to a changing climate and extreme weather.			development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is not within convenient walking distance of any services or facilities.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	There are no employment sites or shopping parades within convenient walking distance of the site.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the rural settlement of Barrowhill. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Barrowhill with neighbouring settlements.
	8(c) Townscape: regeneration	0	The majority of the site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	There are no employment sites or shopping parades within convenient walking distance of the site.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is mostly on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	The whole site is on Grade 1 and 2 agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The site has been identified as being within a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**Recommendations:** The design of the site should seek to minimise the effects on the setting of the nearby Grade II Listed Buildings. The detailed design, layout and landscaping of the site should seek to reduce the adverse effects that could result on settlement and landscape character as a result of settlement coalescence. Opportunities for incorporating allotments onsite should be explored to reduce the loss of good quality agricultural land.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of Sellindge Primary School and two outdoor sports and recreational facilities. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 25 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 25 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of		--?	The site is in a rural location in close proximity to the settlement of Sellindge. The site is within 100m of Guinea Hall Grade II Listed Building and 250m of Elm Tree Farm House Grade II Listed Building. Therefore, there is the potential for

SA Objectives		Site	Justification
historic assets.			significant adverse effects on the setting of these buildings. This is uncertain until the exact scale, design and layout of the development are known. Opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	-?	The site lies on the edge of the village of Sellindge, in between the village and the smaller village of Stone Hill to the west. The development of multiple dwellings within the site would reduce the size of the gap between Sellindge and Stone Hill by roughly 10%. Development of the site is therefore considered to have a minor negative effect this objective, although this effect is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscapes: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land and this represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	The whole site is on Grade 1 and 2 agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals	?	The site has been identified as being within a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.

SA Objectives	Site	Justification
safeguarding		
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

**SHLAA Reference Number: 216a & 216b**

**Site Name/Address: Station Approach, New Romney**

**Recommendations:** Measures should be taken to managed flood risk on site. Opportunities for incorporating allotments onsite to reduce the loss of good quality agricultural land could be explored.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The whole site is within a Flood Zone 2 and 3 area, although not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' and 'moderate' coastal flooding. A significant negative effect is therefore likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of a medical surgery, Marsh Academy, an employment area, outdoor sports and recreational facilities and open spaces.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of

SA Objectives		Site	Justification
			the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 21 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 21 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is directly adjacent to an employment area and is within convenient walking distance of New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of New Romney. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	Site 216b has already been developed and can be considered brownfield land; however the largely site 216a (which represents approximately 70% of the proposed site) has not and is greenfield land. Therefore, development of the site, including the redevelopment of site 216b, is not considered to make a significant contribution to the regeneration of the area.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is directly adjacent to an employment area and is within convenient walking distance of New Romney High Street where there are a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of New Romney train station and a number of bus stops.

SA Objectives		Site	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	Site 216b has already been developed and can be considered brownfield land; however the largely site 216a (which represents approximately 70% of the proposed site) has not and is greenfield land. Therefore the development of the site as a whole is not considered to represent an efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	-	Approximately 45% of the land within the site is on Grade 3 agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 681**

**Site Name/Address: Commercial Land, Station Approach, New Romney**

**Recommendations:** Measures should be taken to remediate land contamination and manage flood risk on site.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	-	The whole site is in a Flood Zone 2 area and approximately 20% is in a Flood zone 3 area. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' and 'moderate' coastal flooding. A minor negative effect is therefore likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.



SA Objectives		Site	Justification
climate and extreme weather.			
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, Marsh Academy, an employment area (site sits within a large employment area), outdoor sports and recreational facilities and open spaces.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 6 dwellings, 1-2 of which will be required to be affordable. This is considered to be a minor contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 6 dwellings. The site therefore has limited potential for providing homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is directly adjacent to an employment area and is within convenient walking distance of New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is within the settlement of New Romney. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	++?	The site currently contains small blocks used by local businesses. The redevelopment of the site has the potential to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is

SA Objectives		Site	Justification
			assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of New Romney train station and a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on brownfield land. This represents a more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	++	The site is considered to be contaminated following its uses associated with the settlement's railway station. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should minimise effects on the setting of the nearby Grade II Listed Buildings and Scheduled Monument, and where possible seek to enhance these settings. Appropriate mitigation/enhancement measures should be employed to minimise effects on the LWS, and opportunities for incorporating allotments onsite should be explored to reduce the loss of good quality agricultural land.

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The whole site is within a Flood Zone 2 and 3 area as well as 'moderate' and 'significant' flood zones as identified in the District's SFRA (2015).
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, Dymchurch Primary School, a post office and outdoor sports and recreational facilities.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 87 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 87 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of		-?	The site adjoins the settlement of Dymchurch and is in a rural location. The site is within 250m of four Grade II Listed Buildings and also within 500m of Martello Tower number 24 Scheduled Monument; however, these heritage assets sit

SA Objectives		Site	Justification
historic assets.			within the urban area of Hythe. Furthermore, the site sites on the opposing side of a railway line; therefore, the significance of adverse effects from further development in the site is likely to be more moderate. This effect is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Dymchurch with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site consists of undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of a Local Wildlife Site. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is directly adjacent to Dymchurch train station and within convenient walking distance of a number of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	Approximately 35% of the site area is on Grade 1 and 2 agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.

SA Objectives	Site	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Dymchurch which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

SHLAA Reference Number: 1014

Site Name/Address: Craythorne Farm

**Recommendations:** Measures should be taken to manage flood risk on site.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The site is wholly within a Flood Zone 2 and 3 area but not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of two schools, St. Nicholas Church of England Primary School and Marsh Academy, outdoor sports and recreational facilities and an area of open space. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.

SA Objectives		Site	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	0	The site is expected to be able to accommodate 3 dwellings. This site therefore has limited potential for providing affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 3 dwellings. This site therefore has limited potential for providing homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of New Romney and is in a rural location. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site is on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.
11. Use land efficiently	11(a) Efficient use of	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.

SA Objectives		Site	Justification
and safeguard soils, geology and economic mineral reserves.	land		
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of St. Mary in the Marsh which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 335**

**Site Name/Address: Fisher Field, Dungeness Road, Lydd**

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should be sensitive to the setting of the nearby Grade II Listed Building.

Appropriate mitigation/enhancement should be incorporated into the design to minimise adverse effects on the SSSI and LWS.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is in a Flood Zone 2 area and identified in the District's SFRA (2015) as at risk of 'significant' and 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.

SA Objectives		Site	Justification
climate and extreme weather.			
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a medical surgery, a school, a post office, a number of outdoor sports and recreational facilities, an employment site and open spaces.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 0.45ha and is expected to be able to accommodate 9 dwellings. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 9 dwellings. A negligible effect is likely for this objective as there is limited potential for this site to provide homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is in close proximity of a of major employment site within Lydd, therefore a significant positive effect is likely.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site forms part of the settlement of Lydd. 'Herring Hang to south of Brook House' Grade II Listed Building is within 250m of the site; however, a significant number of buildings sit between the proposed development site and the historic asset, limiting the role of the site's undeveloped land on its setting. There is therefore potential of minor adverse effects on this objective, although this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Lydd with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.



SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is in close proximity of an employment site within Lydd, therefore a significant positive effect is likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites and a minor negative effect is likely.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Lydd which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**Recommendations:** Measures should be taken to manage flood risk on site. Appropriate mitigation/enhancement should be incorporated into the design to minimise adverse effects on the SSSI and LWS.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		-	Approximately 2% of the site is within a Flood Zone 3 area and 72% is within a Flood Zone 2 area and identified in the District's SFRA (2015) as at risk of 'moderate' coastal flooding. A minor negative effect is therefore likely.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of open space and employment sites. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is in close proximity of a number of major employment areas within Lydd, therefore a significant positive effect is likely.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Lydd. There are no heritage assets within close proximity of the site. Effects are assumed to be negligible but uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features.

SA Objectives		Site	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Lydd with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of the Dungeness, Romney Marsh and Rye Bay SSSI and Lydd Common and Pastures Local Wildlife Site. There is therefore potential for adverse effects on the SSSI and LWS although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is in close proximity of a number of major employment areas within Lydd, therefore a significant positive effect is likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites and a minor negative effect is likely.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Lydd which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.

SA Objectives	Site	Justification
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

SHLAA Reference Number: 329

Site Name/Address: Pepperland Nurseries, Boarmans Lane, Brookland

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the development should be sensitive to the setting of the nearby Grade I and II Listed Buildings and Conservation Area. Contaminated land should be remediated prior to construction works.

SA Objectives	Site	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of Brookland Primary School and two outdoor sports and recreational facilities, one of which is associated with the school. The other (Brookland Cricket Club) is also designated as open space. There are no other facilities within convenient walking distance.	
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 35 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 35 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.

SA Objectives		Site	Justification
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in a rural location and adjoins the small settlement of Brookland. The site is within 250m of several Grade I and Grade II Listed Buildings. The site abuts a Conservation Area comprised of significant areas of undeveloped land. Therefore, the proposed construction of 9 homes would significantly detract from the conservation area's setting, and result in a spread of the built area of the village. Therefore, a significant negative effect is likely although this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Brookland with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site sits on previously developed land used as a plant nursery; however the redevelopment of this housing would not make a significant contribution to the regeneration of the area.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment site or shopping parade. A negligible effect is therefore likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a bus stop.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is wholly on previously developed land and this represents a more efficient use of land compared to developing on greenfield sites.
	11(b) Soil quality and quantity	--	The site is wholly on Grade 1 agricultural land. A significant negative effect is likely.
	11(c) Land	++	The land within the site is recognised as contaminated land, which would be remediated.

SA Objectives	Site	Justification
contamination		
11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Zone.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Brookland which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.

**SHLAA Reference Number: 261**

**Site Name/Address: Limuru, Cowgate Lane**

**Recommendations:** The design of the development should be sensitive to the character of the AONB. Opportunities for the incorporation of allotments into the design of the development should be explored to reduce the loss of good quality agricultural land. Measures should be taken to prevent pollution to groundwater.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is only within convenient walking distance of outdoor sports and recreational facilities and open space. There are no other services or facilities within convenient walking distance.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of

SA Objectives		Site	Justification
			green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 6 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 6 dwellings. The site therefore has limited potential for providing homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Hawkinge and is in a rural location. There are no heritage assets within close proximity of the site. Effects are assumed to be negligible but uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site is within the Kent Down AONB. A significant negative effect is likely although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.
	8(c) Townscape: regeneration	0	The majority of the site is on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops and is also directly adjacent to a cycle route.

SA Objectives		Site	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The majority of the site is on undeveloped land. This represents less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	-	The whole site is on Grade 3 agricultural land.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues. The site does, however, fall within a Groundwater Source Protection Zone. A minor negative effect is therefore likely although this is uncertain as actual effects would relate to construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.

**SHLAA Reference Number: 617**

**Site Name/Address: Black Horse Caravan Site, 385 Canterbury Road, Densole**

**Recommendations:** The design of the development should be sensitive to the character of the Kent Downs AONB. Opportunities for incorporating allotments into the design of the development should be explored to reduce the loss of good quality agricultural land. Measures should be taken to avoid pollution to groundwater.

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.



SA Objectives		Site	Justification
climate and extreme weather.			
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The only service or facility within convenient walking distance of the site is a post office. A negligible effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 73 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 73 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment site or shopping parade. A negligible effect is therefore likely.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within a rural location and adjoins the settlement of Densole. Bowl Barrow Scheduled Monument is within 500m of the site to the north. However, the Scheduled Monument sits within a ploughed field with no significant setting. Therefore, development in the site is not considered to have a significant effect on this heritage asset. All effects are uncertain until the exact scale, design and layout of the new development are known. Opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. There is therefore potential for significant negative effect, although this is uncertain until the specific design, scale and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Densole with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site is currently in use as a campsite. Despite containing areas of hardstanding and semi-permanent dwellings this is not considered to be brownfield land. Therefore, a negligible effect is likely as there would be no potential for regeneration
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, a significant proportion of the site is made-up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.

SA Objectives		Site	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment site or shopping parade. A negligible effect is therefore likely.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of three bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is currently in use as a campsite. Despite containing areas of hardstanding and semi-permanent dwellings this is not considered to be brownfield land. This represents a less efficient use of land and a minor negative effect is likely.
	11(b) Soil quality and quantity	-	The whole site is on land that is designated as Grade 3 agricultural quality. A minor negative effect is therefore likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Swingfield which is not considered to have waste water capacity issues; however, it falls within a Groundwater Source Protection Zone. A minor negative effect is likely although this is uncertain and would be dependent on the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.

**Recommendations:** Measures should be taken to manage flood risk on site. The design of the site should seek to minimise the effects on the setting of the nearby Scheduled Monument, and where possible lead to enhancement. The provision of allotments on site should be explored to reduce the loss of good quality agricultural land.

SA Objectives		Site	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 and identified in the District's SFRA (2015) as at risk of 'significant' and 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of two medical surgeries, St Nicholas Church of England Primary School and Marsh Academy, a post office, outdoor sports and recreational facilities and a number of open spaces. A minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 100 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 100 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of New Romney High Street where there are a number of shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site is within close proximity of the settlement of New Romney in a rural location. The site is within 500m of Romney Priory Scheduled Monument. Therefore, development of the site has the potential to have significant negative effects on the setting of this heritage asset, although this is uncertain until the exact scale, design and layout of the new development are

SA Objectives		Site	Justification
			known. Opportunities may exist to enhance the setting of heritage features.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site is on undeveloped greenfield land. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the site is made up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of New Romney High Street where there is a parade of shops.
	10(b) Increase opportunities to choose sustainable transport modes	0	The site is not within convenient walking distance of public transport modes.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	--	Approximately 34% of the site is on land that is classified as being of Grade 1 and 2.
	11(c) Land contamination	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in an Mineral Safeguarding Area.
12. Maintain and improve the quality of		0	The site is within the parish of St. Mary in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.

SA Objectives	Site	Justification
groundwater, surface waters and coastal waters.		
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not a designated area of open space.

## **Appendix 7**

Detailed appraisal matrices of the Preferred Options PPLP site allocations and development management policies

## Preferred Site Allocations Policies

### Policy UA4 – Silverspring Site Park Farm

SHLAA Reference Number: 656

**Recommendations:** Mitigation/enhancement measures should be incorporated into the design of the development to minimise effects on the SAC and SSSI.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 656	Justification	Policy UA4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of a medical surgery, four schools, outdoor sports and recreational facilities, open spaces and an employment area (site also sits within a large employment area).	+	The policy states that development proposals will be supported where a full assessment is provided outlining what the impact of any proposed town centre uses would have on the vitality and viability of Folkestone Town Centre and other town centres, relating to the scale and the type of development proposed. The site is already within convenient walking distance of a number of services and facilities, including medical facilities, schools, outdoor sports and recreational facilities, open spaces and employment areas and so a minor positive effect is likely.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 656	Justification	Policy UA4	Justification
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 250 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 250 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 250 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 250 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and also sits within a larger employment area.	++	The policy states that the site been allocated for mixed use development including business uses. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is within the urban area of Folkestone. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The site is investigated and evaluated to establish if it is of archaeological interest and if so an appropriate mitigation strategy is prepared and implemented. The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 656	Justification	Policy UA4	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is within 1km of the AONB although the development would be screened from the wider AONB by existing development. A negligible rather than minor negative effect on the character of the AONB is therefore likely although this would be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	+++	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		-?	The north-eastern part of the site is within 250m of Folkestone to Etchinghill Escarpment SAC and SSSI. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	-?	The policy makes no reference to biodiversity. As the north-eastern part of the site is within 250m of Folkestone to Etchinghill Escarpment SAC and SSSI, a minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable	++	The site is within convenient walking distance of a number of bus stops.	++	The policy states that development proposals will be supported where transport improvements are made to encourage cycling and walking and to provide a bus stop. The site is already within convenient walking distance of a

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 656	Justification	Policy UA4	Justification
that will result in significant traffic congestion.	transport modes				number of bus stops. A significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This is considered to be a more efficient use of land compared to developing greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	++	The site is on land that is considered to be contaminated through historical works. Housing allocations located on contaminated land would be required to remediate the land during construction and therefore a significant positive effect is likely on this objective.	++	The policy states that development proposals will be supported where any potential contamination from earlier uses is investigated and mitigated. Therefore, the policy is considered to have a significant positive effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 382	Justification	Policy UA6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of medical facilities, schools, outdoor sports and recreational facilities, open spaces and employment areas. There are two railway lines which separate the site from most of these facilities however access is still available via the A260 Southern Way/Warren Road.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a number of services and facilities, including medical facilities, schools, outdoor sports and recreational facilities, open spaces and employment areas, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable	5(a) Affordable housing	++	The site is expected to be able to accommodate 70 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution	++	The policy supports an allocation of 68 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 382	Justification	Policy UA6	Justification
housing, having regard to the needs of all sections of society, including the elderly.			to the provision of affordable homes in the District.		affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 70 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 68 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	A large part of the site is on land earmarked for employment. Whilst the development of the site for housing could reduce the viability of the remainder of the employment land being developed, there is access to other employment areas within the immediate vicinity as well as Folkestone town centre where there are a number of shopping parades. A significant positive effect is likely overall.	++	The policy supports the delivery of 1000 sqm complimentary Class B1/B8 commercial floorspace. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape:	++?	The whole of this site is on previously developed land.	++?	The policy states that development proposals will be

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 382	Justification	Policy UA6	Justification
	regeneration		Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.		supported where approximately 1000 sqm B1/B8 commercial floorspace is provided in a way that would be compatible with new housing without having an adverse impact upon the ongoing viability of the commercial uses or the amenities of future residential occupants. Therefore a significant positive effect is expected for this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	There is access to employment areas within the immediate vicinity as well as Folkestone town centre where there are a number of shopping parades. A significant positive effect is likely overall.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and also within easy access of a cycle route.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The whole of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 382	Justification	Policy UA6	Justification
	11(c) Land contamination	++	The site is considered to be contaminated given its historical use. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.	++	The policy states that development proposals will be supported where any potential contamination from earlier uses is investigated and mitigated. Therefore, the policy is considered to have a significant positive effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Recommendations for SHLAA Sites 045 and 342:** The design of the development should fit with the character of the area. Any net loss of open space on site should be provided elsewhere or in the immediate vicinity of the site.

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy UA7	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	045	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area, although an area at ‘moderate’ risk of flooding in 2115 in directly adjacent to the east of the site. Overall, there is considered to be no risk of flooding.	+	The policy states that development proposals will be supported where a Flood Risk assessment is provided to establish any potential risk associated from the proximity to the Pent Stream. Therefore, the policy is considered to have a minor positive effect on this objective.
	342	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.		
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	045	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
	342				
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of	045	++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition, the site is in convenient walking distance of medical facilities, schools, an outdoor sports and recreational facility, open spaces, a post office and a	++	The policy makes no reference to the provision of services/facilities. As the site is classified as one of the 20% most deprived areas within the District, a significant positive effect is likely for this objective.

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA7	Justification
opportunity for access.				major employment area.		
		342	++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition, the site is in convenient walking distance of medical facilities, schools, an outdoor sports and recreational facility, open spaces, a post office and a major employment area.		
4. Reduce crime and the fear of crime.		045	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
		342				
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	045	++	The site is expected to be able to accommodate 65 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The Rotunda Car Park is allocated for residential development with an estimated capacity of 100 dwellings and the Marine Car and Coach Park is allocated for residential development with an estimated capacity of 65 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
		342	++	The site is expected to be able to accommodate 100 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.		
	5(b) Dwellings for older people	045	++	The site is expected to be able to accommodate 65 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes	++	The Rotunda Car Park is allocated for residential development with an estimated capacity of 100 dwellings and the Marine Car and Coach Park is allocated for residential development with an estimated capacity of 65 dwellings, 20% of which will



SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA7	Justification
				for older people in the District.		be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
		342	++	The site is expected to be able to accommodate 100 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		
6. Support the creation of high quality and diverse employment opportunities.		045	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
		342	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.		
7. Conserve and enhance the fabric and setting of historic assets.		045	-?	The site sits within the urban area of Folkestone and is within the Folkestone Leas and Bayle Conservation Area. There are also a number of Listed Buildings within 100m of the site. This site provides the opportunity to redevelop previously developed land, and therefore a minor negative effect is therefore likely as opportunities may exist to enhance the setting of heritage features given that the site is now unused, although this will depend on the exact scale, design and layout of the new development.	-?	The policy states that development proposals will be supported where the scheme preserves or enhance the character and setting of nearby Heritage Assets, including the Folkestone Conservation Area, the Area of Archaeological Interest and nearby Listed Buildings. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
		342	--?	The site sits within the urban area of Folkestone and is within the Folkestone Leas and Bayle Conservation Area. There are also a number of Listed Buildings within 100m of the site, including the Leas Lift and Folkestone War Memorial directly adjacent. This site provides the opportunity to redevelop previously developed land in the southern half of the parcel; however, the northern half of the parcel represents a		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA7	Justification
				prominent ridge, the development of which is likely to have a significant effect on the setting on this historic area. Therefore, a significant negative effect is likely, although this will depend on the exact scale, design and layout of the new development, resulting in some uncertainty overall.		
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	045	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain
		342	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.		
	8(b) Settlement character: coalescence	045	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
		342	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.		
	8(c) Townscape: regeneration	045	++?	90% of the site is on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however. There is an element of uncertainty relating to the appropriateness of the design of the

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA7	Justification
				relating to the appropriateness of the design of the development.		development an uncertain significant positive is expected.
		342	++?	56% of the site is on previously developed land associated with the former Folkestone Bathing Establishment. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.		
9. Conserve and enhance biodiversity.		045	0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
		342	0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest, particularly the wooded and scrubbed ridge in the northern half of the site.		
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant	10(a) Reduce the need to travel	045	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
		342	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades.		
	10(b) Increase opportunities to choose	045	++	The site is within convenient walking distance of a number of bus stops and is surrounded by several cycle routes.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA7	Justification
traffic congestion.	sustainable transport modes	342	++	The site is within convenient walking distance of a number of bus stops and is adjacent to a cycle route.		for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	045	+	90% of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
		342	+	56% of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.		
	11(b) Soil quality and quantity	045	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective
		342	0	The site does not contain graded agricultural land.		
	11(c) Land contamination	045	0	The site itself is not considered to be affected by contaminated land; however there are other contaminated land areas in close proximity to the site.	+	The policy states that proposals will be supported where any potential contamination from earlier car parking uses is investigated and mitigated as part of the development proposal. Therefore, the policy is considered to have a minor positive effect on this objective.
		342	0	The site itself is not considered to be affected by contaminated land; however there are other contaminated land areas in close proximity to the site.		
	11(d) Minerals safeguarding	045	?	The land within the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-203, an uncertain effect is expected.
		342	0	The site is not in a Mineral Safeguarding Area.		
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		045	0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy UA7	Justification
	342	0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.		
13. Use water resources efficiently.	045	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
	342				
14. Protect and enhance open space and ensure that it meets local needs.	045	0?	About 6% of the site is in an open space area; however, the location of the space in combination within the site proportion, suggest that the redevelopment of the site would not result in a significant loss of this space. Therefore, a negligible effect is likely, although this is uncertain and relates to the extent to which the development will contribute to alternative provision of open space that is lost to development.	--?	The policy makes no reference to open space. However 43% of the Rotunda car park site is covered by an area of open space. Therefore an uncertain significant negative effect is likely for this objective.
	342	--?	43% of the site is covered by an area of open space. A significant negative effect is therefore likely although this is uncertain and relates to relates to the extent to which the development will contribute to alternative provision of open space that is lost to development.		

**Recommendations:** Measures should be taken to manage flood risk onsite – should negative implication be assessed action should be taken

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 103	Justification	Policy UA8	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	-	Approximately 9% of the site area is within Flood Zone 3 and 12% is within Flood Zone 2. Overall, a minor negative effect is likely.	0	The policy states that development proposals will be supported where a Flood Risk Assessment is provided to assess the implications of developing in close proximity to Flood Zone 3a. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of six medical surgeries, five schools, a post office, outdoor sports and recreational facilities, open spaces and employment areas.	+	The policy states that development proposals will be supported where contributions are to be provided to enhance play and open space at Radnor Park. As the site is already within convenient walking distance of six medical surgeries, five schools, a post office, outdoor sports and recreational facilities, open spaces and employment areas, a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 103	Justification	Policy UAS	Justification
			this SA objective will be assumed to be negligible.		
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 36 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 42 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 36 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 36 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of two employment areas.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is in an urban area of Folkestone. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	+?	The main building is considered to be an undesignated heritage asset. It is to be re-used and converted into residential apartments to provide approximately 16 new homes. Development proposals will be supported where a high quality conversion is sought that preserves the character and setting of the Victorian element of the building. A minor positive effect is therefore expected on this objective. However, this effect is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and	8(a) Landscape	0?	The site is partially within 1km of the AONB although the development would be screened from the wider AONB by existing development. A negligible rather than minor negative effect on the character of the AONB is therefore likely although this would be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout	+?	The policy states that development proposals will be supported where the converted and new build elements are properly masterplan to ensure coherence and where the rear aspect of the site is redeveloped in a manner that would enhance the wider setting of the area. Therefore, the policy is considered to have a minor positive uncertain

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 103	Justification	Policy UAS	Justification
local distinctiveness of the landscape and townscape.			of the new development.		effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The majority of the site sits on previously developed and associated with the Royal Victoria Hospital. Redevelopment of the site could make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy states that development proposals will be supported where the converted and new build elements are properly masterplan to ensure coherence and a high quality conversion is sought that preserves the character and setting of the Victorian element of the building. Therefore a significant positive effect is expected on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic	10(a) Reduce the need to travel	++	The site is within convenient walking distance of employment areas.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of Folkestone Central train station and a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 103	Justification	Policy UAS	Justification
congestion.					
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The majority of the site is on previously developed land. This is considered to be a more efficient use of land compared to developing greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	++	The site is identified as being contaminated due to its historical use as a hospital. Housing allocations located on contaminated land would be required to remediate the land during construction and therefore a significant positive effect is likely on this objective.	++	The policy states that development proposals will be supported where contaminated land onsite should be fully remediated prior to construction works. The policy will help ensure a significant positive effect is likely on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	Approximately 3% of the land within the site is designated as open space. This proportion of the site, however, is not considered to be significant enough to result in the substantial loss of open space.	+	The policy states that development proposals will be supported where contributions are to be provided to enhance play and open space at Radnor Park. Therefore a minor positive effect is likely on this objective.

**Policy UA9 – 3 to 5 Shorncliffe Road, Folkestone**

**SHLAA Reference Number: 625**

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 625	Justification	Policy UA9	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including open spaces, medical facilities, schools and employment sites. There are no barriers that would potentially restrict access to these services. A positive effect is likely for this objective.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a number of services and facilities, including open spaces, medical facilities, schools and employment sites, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having	5(a) Affordable housing	++	The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 20 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 625	Justification	Policy UA9	Justification
regard to the needs of all sections of society, including the elderly.	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports and allocation of 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in the urban area of Folkestone and is within 100m of the Grade II United Reformed Church. The effect is therefore significant negative due to the potential for adverse effects on the setting of the asset and Conservation Area.	-?	The policy states that development proposals will be supported where the scale and design of the proposal would be compatible with the character of the surrounding area and would preserve or enhance the setting of the nearby Folkestone Leas and Bayle Conservation Area. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	+?	The policy states that development proposals will be supported where The scale and design of the proposal would be compatible with the character of the surrounding area and would preserve or enhance the setting of the nearby Folkestone Leas and Bayle Conservation Area. Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape:	++?	The site sits wholly on previously developed land. Redevelopment of the site is considered to make a significant	++?	The policy states that development proposals will be supported where The scale and design of the proposal would

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 625	Justification	Policy UA9	Justification
	regeneration		contribution to the regeneration of the wider townscape with some uncertainty relating to the appropriateness of the design of the development.		be compatible with the character of the surrounding area and would preserve or enhance the setting of the nearby Folkestone Leas and Bayle Conservation Area. Therefore a significant positive effect is expected on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of Folkestone Central train station as well as a number of bus stops, two of which are directly adjacent to the north of the site on the A259. There are also a number of cycle routes within walking distance to the south.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site sits wholly on brownfield land and this represents a more efficient use of land, protecting greenfield land from unnecessary development.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land, a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 625	Justification	Policy UA9	Justification
					on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
	12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
	13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
	14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 46	Justification	Policy UA10	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including open spaces, medical facilities, schools and employment sites. There are no barriers that would potentially restrict access to these services. A positive effect is likely for this objective.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a number of services and facilities, including open spaces, medical facilities, schools and employment sites, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the	5(a) Affordable	++	The site is expected to be able to accommodate 46	++	The policy supports an allocation of 46 dwellings, 30% of

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 46	Justification	Policy UA10	Justification
provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.		which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 46 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports and allocation of 46 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		--	The site sits in the urban area of Folkestone and contains the Grade II Ingles Manor. The site is also within the Folkestone Leas and Bayle Conservation Area. The effect is therefore significant negative due to the potential for adverse effects on the setting of the asset and Conservation Area.	-?	The policy states that development proposals will be supported where the proposed design adequately takes account of the sites setting within a conservation area and tree constraints and that an assessment is carried out of the impact on the setting of the listed buildings within the site and appropriate measures but in place to preserve or enhance the buildings and their settings. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	+	The policy states that development proposals will be supported where the proposed design adequately takes account of the sites setting within a conservation area and tree constraints. . Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement	0	The development of the site is not considered to contribute	0	The policy makes no reference to settlement coalescence.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 46	Justification	Policy UA10	Justification
	character: coalescence		to the coalescence of Folkestone with neighbouring settlements.		Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits wholly on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape with some uncertainty relating to the appropriateness of the design of the development.	++?	The policy states that development proposals will be supported where the proposed design adequately takes account of the sites setting within a conservation area and tree constraints. Therefore a significant positive effect is expected on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre to the east, a major employment area containing several shopping parades.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of Folkestone Central train station as well as a number of bus stops, two of which are directly adjacent to the north of the site on the A259. There are also a number of cycle routes within walking distance to the south.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	The site sits wholly on brownfield land and this represents a more efficient use of land, protecting greenfield land from unnecessary development.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land, a minor positive effect is expected.
	11(b) Soil quality and	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 46	Justification	Policy UA10	Justification
reserves.	quantity				on this objective.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 27B	Justification	Policy UA11	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition, the site is in convenient walking distance of medical facilities, schools, outdoor sports and recreational facilities, open spaces and major employment opportunities. The site is also within convenient walking distance of a post office.	++	The policy makes no reference to the provision of services or facilities. As the site is classified as one of the 20% most deprived areas within the District and is already within convenient walking distance of a number of services and facilities, a significant positive effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 27B	Justification	Policy UA11	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 24 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 24 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 27B	Justification	Policy UA11	Justification
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the whole of the site sits on open space. Therefore, an uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where full ecological investigations are undertaken and adequate biodiversity mitigation measures identified where necessary. Therefore, the policy is considered to have a minor positive effect on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North, therefore a significant positive effect is likely.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of several bus stops. There are also a number of cycle routes within walking distance to the south.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site currently sits in an area of open space; therefore a minor negative effect is likely.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of open space minor negative effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 27B	Justification	Policy UA11	Justification
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		--?	98.8% of the site is on land currently designated as open space. Therefore a significant negative effect is anticipated although this is uncertain as it is not yet known the extent to which the development will contribute to alternative provision of open space that is lost to development.	-	The policy states development proposals will be supported where an area of approximately 0.3ha is provided for open space with an area for natural play, which should be integral to the overall layout to avoid the long-term pressure for it to be lost to development. A management company should be established for its long term maintenance. Therefore, the policy is considered to have a minor negative effect on this objective.

**Policy UA12 - Former Gas Works, Ship Street**

**SHLAA Reference Number: 3**

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 346	Justification	Policy UA12	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 12% of the site is within Flood Zones 2 and 3, but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. A negligible effect is therefore likely.	+	A Flood Risk Assessment is provided to assess the implications of developing in and near an area designated as Flood Zone 3a. Therefore, the policy is considered to have a minor positive effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The site is classified as one of the 20% most deprived areas within the District. Therefore, a significant positive effect is likely for this objective. In addition the site is within convenient walking distance of a number of services and facilities.	++	The policy states that development proposals will be supported where contributions will be required to the offsite enhancements of the public open space and play at Radnor Park. As the site is classified as one of the 20% most deprived areas within the District and is already within convenient walking distance of a number of services and facilities, a significant positive effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 346	Justification	Policy UA12	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 91 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The site is expected to be able to accommodate 100 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 91 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy is expected to be able to accommodate 100 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits in the urban area of Folkestone and partly within 100m of the Grade II Listed railway viaduct. No other heritage assets are within 100m of the site. This site provides the opportunity to redevelop previously developed land; therefore there may be opportunities to enhance the setting of heritage features given that the site is now unused, although this will depend on the exact scale, design and layout of the new development.	0?	The policy states that development proposals will be supported where the scale, design and layout of the development should seek to enhance the setting of the nearby Grade II Listed Railway Viaduct. Therefore, the policy is considered to have a negligible effect on this objective. However, this effect is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	++	The policy states that development proposals will be supported where a design approach utilises the special characteristics of the site to deliver a high quality and innovative urban development. Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 346	Justification	Policy UA12	Justification
distinctiveness of the landscape and townscape.	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits wholly on brownfield land previously used for gas works. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy states that development proposals will be supported where a design approach utilises the special characteristics of the site to deliver a high quality and innovative urban development. Therefore, the policy is considered to have a minor positive effect on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where full ecological and arboricultural investigations are undertaken and adequate mitigation or protection measures identified where necessary. Therefore, the policy is considered to have a minor positive effect on this objective
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several shopping parades as well as a number of other employment areas. A railway line sits between the site and the town centre; however, it is possible to access the centre via Foord Road North.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of Folkestone Central train station as well as a number of bus stops. There are also a number of cycle routes within walking distance to the south.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land	11(a) Efficient use	+	The site sits wholly on brownfield land and this represents a more efficient use of land, protecting greenfield land from	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 346	Justification	Policy UA12	Justification
efficiently and safeguard soils, geology and economic mineral reserves.	of land		unnecessary development.		effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	?	The land within the site is recognised as contaminated land. It is noted that remediation took place between Feb and October 2009. It is therefore uncertain as to the remaining nature of the contaminated land.	+	The policy states that development proposals will be supported where any potential contamination from earlier uses is investigated and fully mitigated as part of the development. Therefore, the policy is considered to have a minor positive effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of open space.	+	The policy states that development proposals will be supported where contributions will be required to the offsite enhancements of the public open space and play at Radnor Park. Therefore, the policy is considered to have a minor positive effect on this objective

**Recommendations:** The design of the development should ensure that the amenity of residents on Downs Road is not adversely affected.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 458	Justification	Policy UA13	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is in convenient walking distance of medical facilities including the Royal Victoria Hospital, schools, outdoor sports and recreational facilities including those associated with Highview School, Park Farm Primary and Folkestone Academy, open spaces and employment areas. The site is directly adjacent to an area falling within one of the 20% most deprived areas in the District.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of distance of medical facilities including the Royal Victoria Hospital, schools, outdoor sports and recreational facilities including those associated with Highview School, Park Farm Primary and Folkestone Academy, open spaces and employment areas, a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 458	Justification	Policy UA13	Justification
			allocations are assumed to have a negligible effect.		negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 27 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 27 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 27 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 27 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is in close proximity of a number of major employment areas within Folkestone, therefore a significant positive effect is likely.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built-up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
	8(b) Settlement character:	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 458	Justification	Policy UA13	Justification
	coalescence		settlements.		on this objective.
	8(c) Townscape: regeneration	++?	The site is on previously developed land which is soon to be vacant once Highview School relocates. The whole of this site is on previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is in close proximity of a number of major employment areas within Folkestone.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops, two of which are directly adjacent on the A259.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	The site is on previously developed land which is soon to be vacant once Highview School relocates. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 458	Justification	Policy UA13	Justification
reserves.	quantity				on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Recommendations:** The loss of good quality agricultural land and thus growing potential should be minimised through design for example by including allotments on site.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 637	Justification	Policy UA14	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of some services and facilities, including open spaces, outdoor recreational facilities and schools. There is a railway line which separates the site from these services; however access is still available for all via Holm Street and Underhill Road. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of two types of services/facilities a negligible effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 637	Justification	Policy UA14	Justification
			Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.		as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 26 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 26 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 26 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 26 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of a major employment area or shopping parade. A negligible effect is therefore likely.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy states that development proposals will be supported where existing trees and hedgerows around perimeter of site are retained and enhance. While this will help maintain landscape character, the effect remains negligible uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 637	Justification	Policy UA14	Justification
	8(c) Townscape: regeneration	++?	The site sits on mostly previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape although there is some uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where full ecological investigations of the potential of the existing building and surrounding land is undertaken and adequate biodiversity mitigation measures identified if necessary
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of a major employment area or shopping parade. A negligible effect is therefore likely.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site sits on mostly previously developed land and the development of such would represent a more efficient use of land than developing on greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	0	Approximately 30% of the site is on Grade 2 agricultural land; however, this portion of the site, and the land immediately surrounding it, have largely been developed and are no longer considered suitable for cultivation.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 637	Justification	Policy UA14	Justification
			Therefore, a negligible effect is likely.		
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Recommendations:** Measures should be taken to avoid pollution to groundwater if this site is taken forward for development.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 687	Justification	Policy UA15	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area, although a Flood Zone 2 and 3 area is directly adjacent to the south. Overall, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of a number of services and facilities, including medical facilities, open spaces, outdoor recreational facilities and schools. There is also a post office on Cheriton High Street. A positive effect is likely for this objective.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a number of services and facilities, including medical facilities, open spaces, outdoor recreational facilities and schools, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of	5(a) Affordable	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable	++	The policy supports an allocation of 10 houses or 20 apartments, 30% of which will be required to be affordable

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 687	Justification	Policy UA15	Justification
homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	housing		dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.		dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 10 houses or 20 apartments, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of Cheriton High Street which contains a number of shopping parades.	+	The policy makes no reference to employment provision. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits on mostly previously developed land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape although there is some uncertainty relating to	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 687	Justification	Policy UA15	Justification
			the appropriateness of the design of the development.		development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of Cheriton High Street which contains a number of shopping parades.	+	The policy makes no reference to reducing the need to travel. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The majority of the site sits on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The land is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 687	Justification	Policy UA15	Justification
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	-?	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does however fall within a Groundwater Source Protection Zone. Therefore, the possibility of a minor negative effect is recorded, although this is uncertain and dependent on construction activities (e.g. dewatering) and mitigation that would be employed.	-?	The policy makes no reference to the quality of groundwater. However as the site falls within a Groundwater Source Protection Zone, an uncertain minor negative effect is expected for this objective.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Recommendations:** Measures should be taken to avoid pollution to groundwater if this site is taken forward for development. The loss of good quality agricultural land and thus growing potential should be minimised through design for example by including allotments on site.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal		
	SHLAA Site 425C	Justification	Policy UA16	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 1% of the land within the site is within Flood Zones 2 and 3 although there is no risk of flooding overall. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.	
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.	
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of a number of services and facilities, including medical facilities, open spaces, outdoor recreational facilities, schools and employment areas. There is also a post office on Cheriton High Street. A positive effect is likely for this objective.	+	The policy states that the site is allocated for an area of public open space. The site is also within convenient walking distance of a number of services and facilities. Therefore a minor positive effect is expected on this objective.	
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective	
5. Improve the	5(a)	++		The site is expected to be able to accommodate 56	The policy supports an allocation of 70 dwellings, 30% of

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 425C	Justification	Policy UA16	Justification
provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	Affordable housing		dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 56 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 70 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area and Cheriton High Street which contains a number of shopping parades is also within easy access.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of Folkestone. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	+?	The policy states that development proposals will be supported where a masterplan of the whole site is provided that demonstrates a comprehensive approach to development. The policy also stated that the tree lined southern boundary is retained and protected for its amenity. . Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 425C	Justification	Policy UA16	Justification
	8(c) Townscape: regeneration	++?	Almost the entire site sits on previously developed land associated with the former pumping station for Folkestone Water Works. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.	++?	The policy states that development proposals will be supported where a masterplan of the whole site is provided that demonstrates a comprehensive approach to development. Therefore a significant positive effect is expected on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and Cheriton High Street which contains a number of shopping parades is also within easy access.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	Almost the entire site sits on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	-	Approximately 34% of the site is covered by Grade 3 agricultural land. A minor negative effect is therefore likely.	-	The policy makes no reference to graded agricultural land. However approximately 34% of the site is covered by Grade 3 agricultural land. A minor negative effect is therefore likely.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 425C	Justification	Policy UA16	Justification
	11(c) Land contamination	0	The site itself is not considered to be affected by contaminated land; however there are other contaminated land areas adjacent to the site.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does however fall within a Groundwater Source Protection Zone, and a minor negative effect is likely although this is uncertain and dependent on construction activities (e.g. dewatering) and mitigation that would be employed.	-?	The policy makes no reference to the quality of groundwater. The site does however fall within a Groundwater Source Protection Zone, and a minor negative effect is likely although this is uncertain and dependent on construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	+	The policy states that the site is allocated for an area of public open space. Therefore a minor positive effect is expected on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 636	Justification	Policy UA17	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of outdoor sports and recreational facilities, schools, open spaces and employment areas. A minor positive effect is likely.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of six medical surgeries, five schools, a post office, outdoor sports and recreational facilities, open spaces and employment areas, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having	5(a) Affordable housing	++	The site is expected to be able to accommodate 41 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 41 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 636	Justification	Policy UA17	Justification
regard to the needs of all sections of society, including the elderly.	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 41 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 41 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	There is a major employment area within convenient walking distance directly to the north; therefore a significant positive effect is likely.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits within the settlement of Folkestone and is within 100m of a Roman Catholic Chapel which is a Grade II Listed Building. Whilst it is recognised that the location of this site could have adverse effects on the setting of this asset, the site provides the opportunity to redevelop previously developed land, and therefore a minor negative effect is therefore likely as opportunities may exist to enhance the setting of heritage features although this will depend on the exact scale, design and layout of the new development.	+?	The policy states that development proposals will be supported where the design of the development should ensure that the setting of the nearby Roman Catholic Church Grade II Listed Building is enhanced. Therefore, the policy is considered to have a minor positive effect on this objective. However, this effect is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy states that development proposals will be supported where existing trees and hedgerows around the eastern boundary of site are retained and enhanced. While this will help maintain landscape character, the effect remains negligible uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 636	Justification	Policy UA17	Justification
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.	++?	The policy states that development proposals will be supported where a high quality design and mix of dwelling types is advanced that would protect the amenities of future occupants without prejudicing the long term viability of the surrounding commercial uses. Therefore, the policy is considered to have a significant positive effect on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	There is a major employment area within convenient walking distance directly to the north; therefore, a significant positive effect is likely.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and there are cycle routes to the south.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	The majority of the site is on land that has been previously developed. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 636	Justification	Policy UA17	Justification
reserves.	quantity				on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated however it is adjacent to a number of other industrial areas deemed to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sandgate which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Policy UA18 - Land East of Coolinge Lane, Sandgate**

**SHLAA Reference Number: 405**

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 405	Justification	Policy UA18	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is in convenient walking distance of a medical facility, outdoor sports and recreational facilities, schools – in particular Sandgate Primary which is directly adjacent to the site, open spaces and employment areas. A minor positive effect is likely.	+	The policy states proposals should include either a strategy to mitigate the loss of playing pitch provision either as a like for like replacement elsewhere or via the upgrade of existing off site facilities; or it should adequately demonstrate that there is an over provision of playing pitches in the local area and that there would not be a detrimental impact on pitch provision because of the loss of these pitches. As the site is already within convenient walking distance of a medical facility, outdoor sports and recreational facilities, schools – in particular Sandgate Primary which is directly adjacent to the site, open spaces and employment areas, a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 405	Justification	Policy UA18	Justification
			allocations are assumed to have a negligible effect.		negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 54 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 54 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 54 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation 54 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	There is a major employment area within convenient walking distance to the west of the site. Cheriton Road which has a number of shopping parades is also within walking distance to the north. It is recognised that the site is separated from Cheriton Road by a railway line; however access is possible via Coolinge Lane, Shornccliffe Road and Beachborough Road.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within the settlement of Folkestone and is within 100m of Penfold House School for Girls Grade II Listed Building. The site has remained undeveloped either as agricultural land or sports/playing fields. Therefore, a significant negative effect is likely, although this is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features.	-?	The policy states that development proposals will be supported where the design of the development ensures that the setting of the nearby Penfold House Folkestone School for Girls Grade II Listed Building is enhanced. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend	+?	The policy states that development proposals will be supported where the mature tree belt is retained and enhanced. While this will help maintain landscape character,

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 405	Justification	Policy UA18	Justification
quality, character and local distinctiveness of the landscape and townscape.			on factors relating to the specific design and layout of the new development.		the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that proposals will be supported where the ecological potential of the site is fully investigated and mitigated (where necessary) as part of the application proposal. Therefore, the policy is considered to have a minor positive effect on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	There is a major employment area within convenient walking distance to the west of the site. Cheriton Road which has a number of shopping parades is also within walking distance to the north. It is recognised that the site is separated from Cheriton Road by a railway line. While access is possible via Coolinge Lane, Shorncliffe Road and Beachborough Road, this route is over 800m in length.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance to Folkestone West train station, and there are a number of bus stops within close proximity as well as cycling routes to the south.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land	11(a) Efficient	-	The site sits wholly on undeveloped greenfield land.	-	The policy makes no reference to efficiency of land use. As



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 405	Justification	Policy UA18	Justification
efficiently and safeguard soils, geology and economic mineral reserves.	use of land		Therefore, a minor negative effect is likely due to the loss of greenfield land which represents a less efficient use of land compared with developing brownfield sites.		the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Folkestone which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.	+	The site is part allocated for retained public open space. Therefore, the policy is considered to have a minor positive effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 113	Justification	Policy UA19	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is in convenient walking distance of outdoor sports and recreational facilities including those associated with Sir John Moore Plain, open spaces and employment areas. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.	0	The policy makes no reference to the provision of services or facilities. As the site is already only within convenient walking distance of two types of services/facilities the policy is considered to have a negligible effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including	5(a) Affordable housing	++	The site is expected to be able to accommodate 36 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution	++	The policy supports an allocation of 36 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 113	Justification	Policy UA19	Justification
affordable housing, having regard to the needs of all sections of society, including the elderly.			to the provision of affordable homes in the District.		affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 36 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 36 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	There is a major employment area within convenient walking distance to the north; therefore a significant positive effect is likely.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits within the settlement of Folkestone and is within 100m of Martello Tower 7 Listed Building and Scheduled Monument. Whilst it is recognised that the location of this site could have adverse effects on the setting of this asset, the site provides the opportunity to redevelop previously developed land, and therefore a minor negative effect is therefore likely as opportunities may exist to enhance the setting of heritage features although this will depend on the exact scale, design and layout of the new development.	0?	The policy states that development proposals will be supported where proposals would enhance the setting of the nearby Scheduled Ancient Monument and Sandgate High Street Conservation Area. Therefore the effect is negligible uncertain, until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy makes no reference to landscape. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
	8(b) Settlement character:	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 113	Justification	Policy UA19	Justification
townscape.	coalescence		settlements.		on this objective.
	8(c) Townscape: regeneration	++?	The majority of the site is on land designated as having previously been developed but is now vacant. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where the ecological and arboricultural potential of the site is fully investigated and mitigated (where necessary) as part of the application proposal. Therefore, the policy is considered to have a minor positive effect on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within easy access of a major employment area which is to the north; therefore, a significant positive effect is likely.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	There are a number of bus stops within easy access to the south as well as a cycle route.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	Approximately 53% of the site is on previously developed land. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land, a minor positive effect is expected.
	11(b) Soil quality and	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 113	Justification	Policy UA19	Justification
reserves.	quantity				on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Sandgate which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 137	Justification	Policy UA21	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	Approximately 70% of the site is within a Flood Zone 3 area and 80% is within a Flood Zone 2 area and identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. A significant negative effect is therefore likely.	-	The policy states that proposals will be supported where the development proposal is supported by a Flood Risk Assessment that investigates the implication of poor flood defences and incorporates measures and design features to protect existing and future occupants from the risk of flooding. Therefore a minor negative is likely on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of a medical facility, outdoor sports and recreational facilities, a school, open spaces and employment areas. A minor positive effect is likely.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a medical facility, outdoor sports and recreational facilities, a school, open spaces and employment areas, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including	5(a) Affordable housing	++	The site is expected to be able to accommodate 122 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution	++	The policy supports an allocation of 122 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 137	Justification	Policy UA21	Justification
affordable housing, having regard to the needs of all sections of society, including the elderly.			to the provision of affordable homes in the District.		affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 122 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 122 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is on land earmarked for employment. Whilst the development of the site for housing could reduce the viability of the employment land being developed, there is access to other employment areas within the immediate vicinity, and Hythe High Street which has a number of shopping parades is also within walking distance to the north-east. Overall, a significant positive effect is likely.	++	The policy states that the site is allocated for commercial use B1/B8. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Hythe. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the existing built-up area of Hythe screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed. Redevelopment of the site is considered to make a	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 137	Justification	Policy UA21	Justification
			significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.		land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		--	The site is partly within the Hythe Ranges Local Wildlife Site. Loss of any portion of the local ecological designation is likely to have a significant negative effect on this objective.	-?	The policy states that developments will be supported where ecological investigations are undertaken and adequate mitigation measures identified (if necessary) to ensure development does not have an adverse impact upon the Hythe Ranges Local Wildlife Site. Therefore a minor negative is likely on this objective. However, this effect is uncertain until the direct and indirect effects of the development and the nature of the mitigation measures are known.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is on land earmarked for employment. Whilst the development of the site for housing could reduce the viability of the employment land being developed, there is access to other employment areas within the immediate vicinity, and Hythe High Street which has a number of shopping parades is also within walking distance to the north-east. Overall, a significant positive effect is likely.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance to Hythe train station, and there are a number of bus stops within close proximity as well as cycle route to the north.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on land that has been previously developed. This is considered to be an efficient use of land and a minor positive effect is likely.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land, a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 137	Justification	Policy UA21	Justification
	11(c) Land contamination	++	The site is known to be contaminated with asbestos. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.	++	The policy makes no reference to contamination. However, it is assumed that allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 621	Justification	Policy UA22	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	6% of the site is in Flood Zone 3 and 7.5% is within Flood Zone 2. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding and does not include a flood storage area. Therefore, the site is not considered to be a risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of two surgeries, a post office, outdoor sports and recreational facilities and open spaces. A minor positive effect is likely.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of two surgeries, a post office, outdoor sports and recreational facilities and open spaces, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable	5(a) Affordable housing	++	The site is expected to be able to accommodate 40 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The site is expected to be able to accommodate 40 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 621	Justification	Policy UA22	Justification
housing, having regard to the needs of all sections of society, including the elderly.	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 40 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is expected to be able to accommodate 40 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of Hythe High Street which contains a number of shopping parades.	+	The policy makes no reference to employment provision. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Hythe. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, its location next to existing development and surrounding trees screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	+	The policy states that development proposals will be supported where development is designed to a high quality standard that would not have an unacceptable impact upon the character and setting of the nearby Kent Downs Area of Outstanding Natural Beauty. . Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site is on land that is undeveloped. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 621	Justification	Policy UA22	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations, but is wholly greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where ecological and arboricultural investigations are undertaken and adequate mitigation measures identified to ensure development does not have an adverse impact upon protected trees or protected species. Therefore, the policy is considered to have a minor positive on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of Hythe High Street which contains a number of shopping parades.	+	The policy makes no reference to reducing the need to travel. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. Therefore, a minor negative effect is likely as this represents less efficient use of land.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 621	Justification	Policy UA22	Justification
safeguarding				on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Policy UA23 – Land at the Saltwood Care Centre**

**SHLAA Reference Number: 622**

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 622	Justification	Policy UA23	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 1% of the site area falls within Flood Zone 3 and 1.5% falls within Flood Zone 2 but is not identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ coastal flooding. The site does not include a flood storage area. A negligible effect is therefore likely.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, Saltwood Primary School, a post office, outdoor sports and recreational facilities and open space.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a number of services and facilities, including two medical surgeries, Saltwood Primary School, a post office, outdoor sports and recreational facilities and open space, a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 622	Justification	Policy UA23	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 90 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.	0	The site is allocated for an appropriate quantum of Extra Care (C2/C3) housing. This will make no contribution to the delivery of affordable housing.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 90 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is allocated for an appropriate quantum of Extra Care (C2/C3) housing. Therefore, the policy is considered to have a significant positive effect on this objective.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of Hythe High Street where there are a number of shopping parades.	+	The policy makes no reference to employment provision. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site adjoins the settlement of Hythe and is within 100m of two Grade II Listed Buildings; however, both listed buildings sit within the urban area of Hythe. Furthermore, the southern half of the site has already been developed; therefore, the significance of adverse effects from further development in the site is likely to be more moderate. This effect is uncertain until the exact scale, design and layout of the new development are known.	-?	The policy makes no reference to heritage assets. The site adjoins the settlement of Hythe and is within 100m of two Grade II Listed Buildings; however, both listed buildings sit within the urban area of Hythe. Furthermore, the southern half of the site has already been developed; therefore, the significance of adverse effects from further development in the site is likely to be more moderate. This effect is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of	8(a) Landscape	-?	The site is not within the Kent Downs AONB but is directly adjacent. A minor negative effect is likely although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy states that development proposals will be supported where proposals are landscape led and demonstrate that landscape character is protected. . Therefore, the policy is considered to have a negligible uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 622	Justification	Policy UA23	Justification
the landscape and townscape.	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The majority of the site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site sits on greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance of Hythe High Street where there are a number of shopping parades.	+	The policy makes no reference to reducing the need to travel. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	-	The majority of the site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield land.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 622	Justification	Policy UA23	Justification
reserves.	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	?	The western part of the site has been identified as being within a Mineral Safeguarding Area for Limestone Hythe Formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for Limestone Hythe Formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zones.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Policy UA24 – Foxwood School and St Saviours Hospital, Seabrook Road, Hythe**

**SHLAA Reference Number: 313 and 1018**

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy UA24	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	313	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
	1018	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.		
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	313	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
	1018				
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	313	+	The site represents the redevelopment of the former Foxwood School, which is soon to be relocated to Folkestone. The site is in convenient walking distance of outdoor sports and recreational facilities, open spaces and Hythe High Street where there is a parade of shops and facilities. A minor positive effect is likely.	+	The policy states that development proposals will be supported provided that the provision of open space and children’s play space being provided and a management company is established for its long term maintenance. Foxwood School Site is also in convenient walking distance of outdoor sports and recreational facilities, open spaces and Hythe High Street where there is a parade of shops and facilities Therefore, the policy is considered to have a minor positive effect on this objective.
	1018	0	The site is within convenient walking distance of a school, outdoor sports and recreational facilities and open spaces. Overall, accessibility to two broad types of facility is not considered significant enough		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA24	Justification
				to have a positive effect on this objective.		
4. Reduce crime and the fear of crime.		<b>313</b>	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
		<b>1018</b>				
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	<b>313</b>	++	The site is expected to be able to accommodate 126 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	Foxwood School is allocated for a landscape led residential development of between 120 and 150 dwellings. St Saviours Hospital is Allocated for 35 dwellings. 30% of the capacity will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
		<b>1018</b>	++	The site is expected to be able to accommodate 35 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.		
	5(b) Dwellings for older people	<b>313</b>	++	The site is expected to be able to accommodate 126 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	Foxwood School is allocated for a landscape led residential development of between 120 and 150 dwellings. St Saviours Hospital is Allocated for 35 dwellings. 20% of the capacity will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
		<b>1018</b>	++	The site is expected to be able to accommodate 35 dwellings, 20% of which will be required to meet		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA24	Justification
				Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		
6. Support the creation of high quality and diverse employment opportunities.	313	+	The site is within convenient walking distance of Hythe High Street.	+	The policy makes no reference to employment provision. As Foxwood School Site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.	
	1018	0	The site is not within convenient walking distance of an employment area or shopping parade.			
7. Conserve and enhance the fabric and setting of historic assets.	313	-?	The site sits within the settlement of Hythe. The site is within 100m of the Grade II Listed Black Cottage and 200m of the Royal Military Canal Scheduled Monument. Whilst it is recognised that the location of this site could have adverse effects on the setting of these assets, the site provides the opportunity to regenerate previously developed land associated with Foxwood School. A minor negative effect is recorded as opportunities may exist to enhance the setting of heritage features although this will depend on the exact scale, design and layout of the new development.	0?	The policy states that development proposals will be supported where the design of the development should seek to enhance the setting of the nearby Grade II Listed Building The Black Cottage and Scheduled Monument the Royal Military Canal. Therefore the effect is negligible uncertain, until such time as the detailed scale, design and layout of the development are known	
	1018	-?	The site is located in the settlement of Hythe. The Royal Military Canal Scheduled Monument is within 200m to the south. A minor negative effect rather than a significant negative effect is likely as the site offers the opportunity to redevelop brownfield land which is already developed. Indeed, opportunities may exist to enhance the setting of heritage features through this. Effects are assumed to be uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.			

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA24	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	313	-?	The site does not sit within the Kent Downs AONB, but is directly adjacent to the AONB. Significant densification of development within the site could have a minor negative effect on the AONB to the north; however, the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The design proposals are genuinely landscape led to take account of the environmental and topographical features of the sites and to ensure important long and short distance views are retained and the proposal preserves the character and setting of the Kent Downs Area of Outstanding Natural Beauty, the Area of Special Character and the Local Wildlife Site. Therefore the effect is negligible uncertain, until such time as the detailed scale, design and layout of the development are known
		1018	0?	The site is within 1km of the AONB although the site already contains development suggesting that new development would adversely affect the landscape. A negligible rather than minor negative effect on the character of the AONB is therefore likely, although this is uncertain until the specific design, scale and layout of the new development are known.		
	8(b) Settlement character: coalescence	313	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
		1018	0	The site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.		
	8(c) Townscape: regeneration	313	0?	Much of the land within the site has been previously developed; however there are portions which are wooded and open (formally school grounds). While the redevelopment of some portions of the site could contribute to the regeneration of the wider townscape, a significant proportion of the site would not contribute in this regard and a negligible effect is recorded overall. There is some uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The Foxwood School site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
		1018	++?	The site sits on previously developed land.		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA24	Justification
				Redevelopment of the site has the potential to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.		
9. Conserve and enhance biodiversity.		<b>313</b>	-?	The site is within 250m of the Royal Military Canal Local Wildlife Site. A minor negative effect is likely; however, appropriate mitigation may avoid adverse effects and may even result in beneficial effects so this effect is uncertain.	0?	The policy states that planning permission will be permitted on these sites provided ecological and arboricultural investigations are undertaken and adequate mitigation measures identified to ensure development does not have an adverse impact upon protected trees or wider established habitats. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
		<b>1018</b>	-?	The site is within 250m of the Royal Military Canal Local Wildlife Site. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.		
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	<b>313</b>	+	The site is within convenient walking distance of Hythe High Street.	+	The policy makes no reference to employment provision. The Foxwood School Site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
		<b>1018</b>	0	The site is not within convenient walking distance of an employment area or shopping parade.		
	10(b) Increase opportunities to choose sustainable transport modes	<b>313</b>	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
		<b>1018</b>	++	The site is within convenient walking distance of a number of bus stops.		
11. Use land efficiently and safeguard soils,	11(a) Efficient use of land	<b>313</b>	+	Much of the land within the site has been previously developed; however there are portions which are wooded and open (formally school grounds). Overall, the site is likely to have a positive effect on	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land, a minor positive effect is expected.

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA24	Justification
geology and economic mineral reserves.				this portion of the objective.		
		<b>1018</b>	+	The site is on previously developed land and this represents a more efficient use of land compared to developing greenfield sites.		
	11(b) Soil quality and quantity	<b>313</b>	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
		<b>1018</b>	0	The site is not on graded agricultural land.		
	11(c) Land contamination	<b>313</b>	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
		<b>1018</b>	0	The land within the site is not considered to be contaminated.		
	11(d) Minerals safeguarding	<b>313</b>	?	The land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. The site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030. Therefore, an uncertain effect is expected for this SA objective.
		<b>1018</b>	?	The land within the site has been identified as being within a Mineral Safeguarding Area for limestone Hythe formation (Kentish ragstone) in the Kent Minerals and Waste Plan 2013-2030.		
	12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	<b>313</b>	0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
		<b>1018</b>	0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.		
13. Use water resources	<b>313</b>	0	Development standards in relation to water efficiency	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this	
	<b>1018</b>					

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy UA24	Justification
efficiently.			are not related to a development site's location.		objective.
14. Protect and enhance open space and ensure that it meets local needs.	<b>313</b>	0	The site is not a designated area of open space.	+	The policy states that development proposals will be supported provided that the provision of open space and children's play space being provided and a management company is established for its long term maintenance. Therefore, the policy is considered to have a minor positive effect on this objective.
	<b>1018</b>	0	The site is not in an area of designated open space.		



**Recommendations:** Measures should be taken to manage flood risk onsite

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 153	Justification	Policy UA25	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	--	The policy makes no reference to flood risk. As the land within the site is wholly designated as Flood Zones 2 and 3, a significant negative effect is expected for this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of formal open spaces and outdoor sports facilities, Seabrook Church of England Primary School and Foxwood School.	+	The site is allocated for mixed use redevelopment to include recreation, leisure and residential uses including a swimming pool and open space. As the site is already within convenient walking distance of formal open spaces and outdoor sports facilities, Seabrook Church of England Primary School and Foxwood School, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including	5(a) Affordable housing	++	The site is expected to be able to accommodate 150 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 150 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District. The policy also states

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 153	Justification	Policy UA25	Justification
affordable housing, having regard to the needs of all sections of society, including the elderly.					that the mix of uses shall include an appropriate mix of well designed homes within a landscape led setting, including appropriate accommodation for the elderly, affordable housing and self/custom build.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 150 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 150 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District. The policy also states that the mix of uses shall include an appropriate mix of well designed homes within a landscape led setting, including appropriate accommodation for the elderly, affordable housing and self/custom build.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	The long northern edge of the site borders the Royal Military Canal Scheduled Monument. The open setting of the canal makes a major contribution to the significance of the monument and the ability to appreciate its function. Development here would have a major impact on the monument's setting. The beach front here was heavily fortified during WW2 and a number of defensive features can be seen on the site on wartime aerial photographs that may survive as buried archaeological remains. This effect is uncertain until such time as the detailed scale, design and layout of the development are known. While a significant proportion of the site (80%) is recorded as previously developed land associated with old mineral working and quarrying, the site is now vacant and vegetated and is not considered to have an adverse effect on the setting of the Scheduled Monument.	-?	The policy states that development proposals for the site must be accompanied by a detailed heritage assessment demonstrating that the proposals make a positive contribution to or better reveal the significance of the Royal Military Canal SAM and preserve its setting. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 153	Justification	Policy UA25	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	The site does not sit in or within close proximity to the Kent Downs AONB; however, the site is within 1km of the AONB and development within the site is likely to change the coastline landscape.	-?	The policy supports an appropriate mix of well designed homes within a landscape led setting. However as the site is within 1km of the AONB and development within the site is likely to change the coastline landscape. Therefore an uncertain minor negative effect is expected.
	8(b) Settlement character: coalescence	0	Hythe and Folkestone have already merged. Therefore, the development of the site is not considered to contribute to the coalescence of these two neighbouring settlements.	0	The policy makes no reference to townscape regeneration as site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	While a significant proportion of the site (80%) is recorded as previously developed land associated with old mineral working and quarrying, the site is now vacant and vegetated. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape.	++?	The existing facilities have exceeded their natural life. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		-?	The site's northern edge follows the Royal Military Canal which is designated as a Local Wildlife Site.	-?	The policy makes no reference to biodiversity. As the site's northern edge follows the Royal Military Canal which is designated as a Local Wildlife Site, an uncertain minor negative effect is expected.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not with walking distance of a Major Employment Site or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of several bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 153	Justification	Policy UA25	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	A significant proportion of the site (80%) is recorded as previously developed land associated with old mineral working and quarrying; however, the site is now vacant and vegetated.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land, a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	++	The land within the site is recognised as contaminated land, which would be remediated.	++	The site makes no reference to contaminated land. However, as the land within the site is recognised as contaminated land it is assumed that it would be remediated resulting in a significant positive effect for this objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall within a groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		--?	A significant proportion of the site (roughly 80%) is designated as a local open space. Development of the site is likely result in the loss of a significant proportion of this open space; however, it uncertain the extent to which the development will contribute to the alternative provision of open space that is lost to development.	-?	The policy states that the mix of uses shall include high quality public open spaces incorporating the enhancement of and linking between the canal and beach front and accessibility east to west along the canal and coast. Development of the site is still likely to result in the loss of a significant proportion of this open space. While the policy allows for the provision of some open space, uncertainty remains regarding the extent to which the development will

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 153	Justification	Policy UA25	Justification
				contribute to the alternative provision of open space that is lost to development. Therefore, the policy is considered to have a minor negative uncertain effect on this objective.

**Policy UA26 – Hythe Swimming Pool, Hythe**

**SHLAA Reference Number: 142**

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 142	Justification	Policy UA26	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	-	The policy states that development will be permitted provided adequate flood protection measures are incorporated within the design. Therefore, the policy is considered to have a minor negative effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of two medical surgeries, a post office, outdoor sports and recreational facilities and open space. A minor positive effect is likely.	+	The policy states that development will be permitted provided it can be demonstrated that a replacement facility is to be provided or is to be delivered and that the café, public toilets and beach hut are retained and enhanced where appropriate. As the site is already within convenient walking distance of a two medical surgeries, a post office, outdoor sports and recreational facilities and open space, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 30 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 142	Justification	Policy UA26	Justification
housing, having regard to the needs of all sections of society, including the elderly.	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 30 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance Hythe High Street which contains a number of shopping parades.	+	The policy makes no reference to employment provision. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the urban area of Hythe. There are no heritage assets within 100m of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the existing built-up area of Hythe screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Hythe with neighbouring settlements – Hythe and Folkestone have already merged.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed but no longer represents a viable community facility. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 142	Justification	Policy UA26	Justification
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations, but is wholly greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	+	The site is within convenient walking distance Hythe High Street which contains a number of shopping parades.	+	The policy makes no reference to reducing the need to travel. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
	10(b) Increase opportunities to choose sustainable transport modes	0	The site is not within convenient walking distance of a train station or bus stops.	0	The policy makes no reference to sustainable transport. As the site is not within convenient walking distance of a train station or bus stops, a negligible effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on land that has been previously developed. Development of this site is considered to be a more efficient use of land by preventing development on greenfield land.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land, a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site does not contain graded agricultural land.	0	The site does not contain graded agricultural land.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The site is not considered to be contaminated.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The site is not in a Mineral Safeguarding Area.
12. Maintain and improve the quality of groundwater, surface waters and		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect



SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 142	Justification	Policy UA26	Justification
coastal waters.		within a Groundwater Source Protection Zone.		on this objective.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not a designated area of open space.	+	The policy states that development will be permitted provided that there are off site play and open space contributions to the South Road Recreation ground. Therefore, the policy is considered to have a negligible effect on this objective.

**Policy RM2 – Land off Victoria Road West, Littlestone**

**SHLAA Reference Number: 379**

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 379	Justification	Policy RM2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The whole site is within a Flood Zone 2 and 3 areas and identified in the District’s SFRA (2015) as at risk of ‘significant’ and ‘moderate’ coastal flooding. A significant negative effect is therefore likely.	-	The policy states that development proposals will be supported where the application is accompanied by a detailed flood risk assessment which ensures finished floor levels and sleeping accommodation are provided at appropriate levels to mitigate any potential flood risk and that development can be accommodated on site without increasing flood risk elsewhere. Therefore, the policy is considered to have a minor negative effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of outdoor sports and recreational facilities, open spaces and an employment area. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.	+	The policy states that development proposals will be supported where provision is made for open and play space on site or nearby, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD5. Therefore, the policy is considered to have a minor positive effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site).	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 379	Justification	Policy RM2	Justification
			Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.		
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 300 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 70 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 300 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 70 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Littlestone-on-Sea. There are no heritage features within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The site does not sit within the Kent Downs AONB, but is within 1km of the AONB. However, the location of the site within the built up area of Folkestone screens it from the wider AONB, resulting in a negligible effect. This effect is uncertain until the scale, design and layout of the new development are known.
	8(b) Settlement character:	0	The site is not considered to contribute to the coalescence of Littlestone-on-Sea with neighbouring settlements.	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 379	Justification	Policy RM2	Justification
	coalescence				
	8(c) Townscape: regeneration	0	The site consists of undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Dungeness Ramsar/SAC and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	+	The revised site s does not contain or lie in close proximity to any ecological designations, but is wholly greenfield land. The policy states that development proposals will be supported where mitigation measures should be employed to prevent adverse effects on the nearby Ramsar, SAC and SSSI, and where possible provide biodiversity enhancements/
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of New Romney train station and a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land and this represents a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	0	Approximately 21% of the site area is on Grade 3 agricultural land. This is not deemed to be a significant enough proportion to result in a negative effect; therefore a negligible effect is likely.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 379	Justification	Policy RM2	Justification
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	?	The eastern part of the site has been identified as being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.	0	The revised site is not in a Mineral Safeguarding Area. The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority. Therefore, the policy is considered to have a minor positive effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development proposals will be supported where provision is made for open and play space on site or nearby, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD5. Therefore, the policy is considered to have a minor positive effect on this objective.

**Revised site is closer to heritage assets. No reference to heritage assets in policy.**

**Recommendations:** The design of the development should seek to minimise adverse effects on the setting of the nearby Grade II Listed Buildings and Scheduled Monument, and where possible seek opportunities to enhance setting. The development should take into account the setting of the cemetery directly adjacent to the west.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	Site	Justification	Policy RM3	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	A small proportion of the land within the site is within Flood Zones 2 and 3. The site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Overall, there is no risk of flooding.	+	A Site Specific Flood Risk Assessment is required, and it will need to be demonstrated that development can be achieved on this site that does not increase on site or local flood risk
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of a medical surgery, a post office, outdoor sports and recreational facilities, open spaces and an employment area.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a medical surgery, a post office, outdoor sports and recreational facilities, open spaces and an employment area, a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		Site	Justification	Policy RM3	Justification
			location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.		negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 13 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 20 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 13 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of an employment area.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site is within t 250m of a number of listed buildings and within 500m of a Scheduled Monument. However, this relatively small site is relatively self-contained and screened by trees. Therefore, development of the site has the potential to have minor adverse effects on the setting of the neighbouring heritage assets, although this is uncertain until the exact scale, design and layout of the new development are known. Opportunities may exist to enhance the setting of heritage features.	-?	The revised site is within 100m of a listed building and within 200m of a scheduled monument. However, the policy states that the design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument. Therefore an uncertain minor negative effect is likely on this SA objective.
8. Conserve, and where relevant	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be	+	The policy states that development proposals will be supported where the design of the development should take

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		Site	Justification	Policy RM3	Justification
enhance, the quality, character and local distinctiveness of the landscape and townscape.			uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.		into account the setting of the cemetery directly adjacent, softening the south and western edge of the development with a strong focus on landscaping. Existing trees and hedgerows around perimeter of site are retained and enhanced. . Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.
	8(c) Townscape: regeneration	0	The site consists of undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where a Phase 1 Habitat Survey should be undertaken by a licenced ecologist to assess the presence of Protected Species on or near the site. Therefore, the policy is considered to have a minor positive effect on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		Site	Justification	Policy RM3	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This is considered to represent less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Recommendations:** The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 403	Justification	Policy RM4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is almost completely designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	-	The policy states that development proposals will be supported where within dwellings, no sleeping accommodation is provided at ground floor level due to this site's location within Flood Zones 2 and 3. Therefore, the policy is considered to have a minor negative effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, a number of outdoor sports and recreational facilities, a shopping parade (New Romney High Street) and open spaces.	+	The policy states that development proposals will be supported where provision is made for open and play space on site or nearby, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD5. Therefore, the policy is considered to have a minor positive on this objective. As the site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, a number of outdoor sports and recreational facilities, a shopping parade (New Romney High Street) and open spaces, a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 403	Justification	Policy RM4	Justification
			incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.		incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 64 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 60 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 64 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 60 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		+	The site is within convenient walking distance of New Romney High Street where there are a number of shopping parades.	+	The policy makes no reference to employment provision. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site lies adjacent to New Romney in rural fields. There are a number of Grade II Listed Buildings within 250m of the site as well as one Scheduled Monument (Romney Priory) within 200m directly to the south of the site within the historic core of New Romney. Significant development within the site has the potential to have a significant negative effect on these historic assets, although this is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.	-?	There are a number of Grade II Listed Buildings within 250m of the site as well as one Scheduled Monument (Romney Priory) within 200m directly to the south of the site within the historic core of New Romney. Significant development within the site has the potential to have a significant negative effect on these historic assets. However, the states that the design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument. Therefore, a minor adverse effect is recorded. This is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 403	Justification	Policy RM4	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	+	The policy states that development proposals will be supported where the rural western edge of the development should be fragmented and softened with a strong focus on landscaping to form a buffer. . Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development will be supported where a Phase 1 Habitat Survey should be undertaken by a licenced ecologist to assess the presence of Protected Species on or near the site. The pond on this site should be assessed for ecological importance and, if appropriate, compensation for its loss (if it occurs) will be required. Therefore, the policy is considered to have a minor positive on this objective
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in	10(a) Reduce the need to travel	+	The site is within convenient walking distance of New Romney High Street which contains a number of shopping parades.	+	The policy makes no reference to reducing the need to travel. The site is within convenient walking distance of a shopping parade. Therefore, the policy is considered to have a minor positive on this objective.
	10(b) Increase opportunities to choose sustainable	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 403	Justification	Policy RM4	Justification
significant traffic congestion.	transport modes				
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	Almost the entire site is on undeveloped land. This is considered to be a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority. Therefore, the policy is considered to have a minor positive on this objective
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not in a designated area of open space although there is open space directly adjacent.	+	The policy states that development proposals will be supported where provision is made for open and play space on site or nearby, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD5. Therefore, the policy is considered to have a minor positive on this objective

**Recommendations:** The design of the development should seek to reduce effects on the setting of the nearby Listed Buildings and Scheduled Monument. Incorporating allotments into the design could offset the loss of good quality agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 1020	Justification	Policy RM5	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	Approximately 67% of the site lies in a Flood Zone 3 area and 86% lies within a Flood Zone 2 area. The site is also within 'moderate' and 'significant' areas of flood risk, however the proportion of the site covered by these areas (approximately 20% and 3%) is not considered to be significant and thus represent a high flood risk. Overall however, a significant negative effect is likely.	-	Development proposals for the site shall be accompanied by a detailed flood risk assessment which ensures finished floor levels and sleeping accommodation are provided at appropriate levels to mitigate any potential flood risk and that development can be accommodated on site without increasing flood risk elsewhere. Therefore, the policy is considered to have a minor negative effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, outdoor sports and recreational facilities, open spaces, an employment area and a shopping parade.	+	The policy states that development proposals will be supported where provide for significant and meaningful open space, incorporating appropriate play space, sports pitches and facilities and allotment provision to meet the identified needs of the development. The site is within convenient walking distance of two medical surgeries, St. Nicholas Church of England Primary School and Marsh Academy, a post office, outdoor sports and recreational facilities, open spaces, an employment area and a shopping parade. Therefore, the policy is considered to have a minor positive effect on this objective

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 1020	Justification	Policy RM5	Justification
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The policy states that development proposals will be supported where they provide for significant and meaningful open space, incorporating appropriate play space, sports pitches and facilities and allotment provision to meet the identified needs of the development, which is likely to have a positive effect on this objective. However, this effect is considered to be negligible overall.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	++	The policy supports an allocation of 400 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	++	The policy supports an allocation of 400 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.	++	The site is within convenient walking distance of an employment area and New Romney High Street where there is a shopping parade.	++	The policy supports the opening up of Mountfield Road as an enhanced employment Location and as the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.	--?	The site adjoins the settlement of New Romney and is in a rural location. The northern part of the site is within 100m of three Grade II Listed Buildings. The site is also partially within 250m of a number of other Listed Buildings and within 500m of Romney Priory Scheduled Monument. There is therefore potential for significant negative effects on historic assets; however these are uncertain until the exact	-?	The northern part of the site is within 100m of three Grade II Listed Buildings. The site is also partially within 250m of a number of other Listed Buildings and within 500m of Romney Priory Scheduled Monument. However the policy states the design of the development should seek to reduce effects on the setting of the nearby Listed Buildings and Scheduled Monument. There is therefore potential for minor negative

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1020	Justification	Policy RM5	Justification
			scale, design and layout of the new development are known.		effects on historic assets; however these are uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	+?	The policy states that development proposals will be supported where they provide an appropriate design response to the Romney Marsh local Landscape Area, utilising Landscape and Visual Impact Assessment to inform master planning. Therefore the effect is minor positive uncertain, until such time as the detailed scale, design and layout of the development are known
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.	0	The policy makes no reference to the coalescence of settlements. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land currently used for agriculture. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where they Include assessment of archaeology, habitat and ecology and seek to ensure that open space provision seeks to reinforce the integration and connectivity of green infrastructure. Therefore, the policy is considered to have a minor positive effect on this objective
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes	10(a) Reduce the need to travel	++	The site is within convenient walking distance of an employment area and New Romney High Street where there is a shopping parade.	++	The policy supports the opening up of Mountfield Road as an enhanced employment Location and as the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
	10(b) Increase opportunities to	++	The eastern part of the site is within convenient walking distance of New Romney train station and a number of bus	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1020	Justification	Policy RM5	Justification
and avoid development that will result in significant traffic congestion.	choose sustainable transport modes		stops.		number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The whole site sits on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	--	Approximately 37% of the land within the site is classified as being of Grade 2 agricultural quality, and 42% is classed as Grade 3 agricultural quality.	--	The policy makes no reference to graded agricultural land. As approximately 37% of the land within the site is classified as being of Grade 2 agricultural quality, and 42% is classed as Grade 3 agricultural quality, a significant negative effect is expected.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.	+	The policy states that development proposals will be supported where Sustainable Urban Drainage and surface-water management should be integral to the good urban design principles adopted for the development of the site. Therefore, the policy is considered to have a minor positive effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development will be supported where they provide for significant and meaningful open space, incorporating appropriate play space, sports pitches and facilities and allotment provision to meet the identified needs

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 1020	Justification	Policy RM5	Justification
				of the development. Therefore, the policy is considered to have a minor positive effect on this objective

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 638	Justification	Policy RM6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The site is wholly within a Flood Zone 2 and 3 areas. It is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area.	-	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority. As the site is wholly within a Flood Zone 2 and 3 areas, a minor negative effect is still expected.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, two schools, a post office, outdoor sports and recreational facilities, open spaces, an employment area and a parade of shops.	+	The policy states that development proposals will be supported where appropriate and proportionate contributions are made to medical facilities in New Romney through a site specific S106 agreement. The site is also within convenient walking distance of a number of services and facilities. Therefore a minor positive effect is expected on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 638	Justification	Policy RM6	Justification
			objective will be assumed to be negligible.		
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 29 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 29 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 29 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 29 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of both an employment area and shopping parade.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins New Romney and is in a rural location. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	+	The policy states that development proposals will be supported where the north, north-east edge of the development should have a strong focus on landscaping to form a buffer. Existing trees and hedgerows within/ around perimeter of site should also be retained and enhanced. . Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 638	Justification	Policy RM6	Justification
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits on previously developed land associated with Marsh Academy. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. A negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	++	The site is within convenient walking distance of both an employment area and shopping parade.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of New Romney train station and a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	The site sits on previously developed land. This represents a more efficient use of land compared to developing greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 638	Justification	Policy RM6	Justification
reserves.	quantity				on this objective.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority. Therefore the policy is considered to have a minor positive effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in an area of designated open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Policy RM7 – Development at North Lydd**

**SHLAA Reference Number: 195 and 390 expanded to include new SHLAA sites 451b, 306a and 306b**

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy RM7	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	195	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority. Therefore, the policy is considered to have a minor positive effect on this objective.
	390	-	Approximately 24% of the site is within a Flood Zone 2 area and 15% is within a Flood Zone 3 area. The site does not include a flood storage area and is not identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘moderate’ or ‘significant’ coastal flooding.		
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	195	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
	390				
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	195	0	The site is within convenient walking distance of an outdoor sports and recreational facility (Lydd Golf Club) and two employment areas. There are no other services or facilities within convenient walking distance.	+	The policy states that planning permission will be granted where provision is made for open and play space on site, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD4. At least a third of the land area on this site should be set aside as publicly-accessible open space. Therefore, the policy is considered to have a minor positive effect on this objective.
	390	0	The site is within convenient walking distance of an outdoor sports and recreational facility (Lydd Golf Club) and three employment areas.		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy RM7	Justification
4. Reduce crime and the fear of crime.		195	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
		390				
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	195	++	The site is expected to be able to accommodate 17 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports a total allocation of 65 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
		390	+	The site is 0.7ha and expected to be able to accommodate 14 dwellings, 30% of which will be required to be affordable dwellings. This is considered to make a moderate contribution to the provision of affordable homes in the District.		
	5(b) Dwellings for older people	195	++	The site is expected to be able to accommodate 17 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports a total allocation of 65 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
		390	++	The site is expected to be able to accommodate 14 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		
6. Support the creation of high quality and diverse employment		195	++	The site is within convenient walking distance of two employment areas.		The policy makes no reference to reducing the employment provision. As the site is already within convenient walking



SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy RM7	Justification
opportunities.		390	++	The site is within convenient walking distance of three employment areas.	++	distance of an employment area a significant positive effect is expected for this objective.
7. Conserve and enhance the fabric and setting of historic assets.		195	-?	The site forms part of the settlement of Lydd and is in a rural location outside the town. Jacks Court Farmhouse Grade II Listed Building is within 250m of the site. Whilst it is considered that the development could have a negative effect on the setting of this asset, the site is on brownfield land and development here could provide the opportunity to enhance the setting of the feature. This, however, is uncertain until the detailed design, scale and landscaping of the new development are known.	0?	The policy states that within the Station Yard, Station Road site; 1. The up-platform, main station building, goods shed, and loading dock, as undesignated heritage assets, are all retained and returned to use ideally for retail or other compatible use to provide the locality with missing services and 2. Assessment of non-designated heritage assets is undertaken. The main station building and goods shed should be retained if possible. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain
		390	-?	The site forms part of the settlement of Lydd and is in a rural location. Jacks Court Farmhouse Grade II Listed Building is within 250m of the site. Whilst it is considered that the development could have a negative effect on the setting of this asset, the site is on brownfield land and development here could provide the opportunity to enhance the setting of the feature. This, however, is uncertain until the detailed design, scale and landscaping of the new development are known.		
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape	8(a) Landscape	195	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy makes no reference to landscape. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
		390	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy RM7	Justification
and townscape.				landscape will depend on factors relating to the specific design and layout of the new development.		
	8(b) Settlement character: coalescence	195	0	The development of the site is not considered to contribute to the coalescence of Lydd with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
		390	0	The development of the site is not considered to contribute to the coalescence of Lydd with neighbouring settlements.		
	8(c) Townscape: regeneration	195	++?	The site sits on brownfield land and contains a significant area of hardstanding. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The revised site now includes two new sites on greenfield land, in addition to the two on brownfield land. The policy states that planning permission will be supported where a masterplan is produced showing all four sites and a vision for their integration with each other and the surrounding settlement. Therefore, the policy is considered to have a significant positive effect on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
		390	++?	The site sits on brownfield land associated with a welding company. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.		
9. Conserve and enhance biodiversity.	195	-?	The site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. There is therefore potential for adverse effects on the SSSI although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	0?	The policy states that planning permission will be permitted where the development avoids adverse effects on the Dungeness, Romney Marsh and Rye Bay SSSI and incorporate biodiversity enhancement measures. The masterplan should also ensure that within the Kitewell Lane, R/O Ambulance Station site appropriate protection, preservation and integration of the Local Wildlife is provided. Therefore, the policy is considered to have a negligible effect on this objective	
	390	-?	The site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. There is therefore potential for adverse effects on the SSSI although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.			

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy RM7	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	195	++	The site is within convenient walking distance of two employment areas.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for this objective.
		390	++	The site is within convenient walking distance of three employment areas.		
	10(b) Increase opportunities to choose sustainable transport modes	195	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
		390	++	The site is within convenient walking distance of a number of bus stops.		
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	195	+	The site is on previously developed land. This is considered to represent more efficient use of land compared to developing greenfield sites.	+	The policy makes no reference to efficiency of land use. The revised site now includes two new sites on greenfield land, in addition to the two on brownfield land. As majority of the land sits on previously developed land, a minor positive effect is expected.
		390	+	The site is on previously developed land. This represents a more efficient use of land compared to developing greenfield sites.		
	11(b) Soil quality and quantity	195	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
		390	0	The site is not on graded agricultural land.		
	11(c) Land contamination	195	0	The site is not considered to be contaminated.	++	The policy states that planning permission will be permitted where a Phase 1 Contaminated Land Assessment is required and, if necessary, mitigation measures enacted to the satisfaction of the responsible statutory body. Therefore, the policy is considered to have a significant positive effect on this objective
		390	++	The site is considered to be contaminated due to historical light industrial works. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.		
	11(d) Minerals	195	?	The land within the site has been identified as being within a Mineral Safeguarding Area for storm beach	?	The policy makes no reference to minerals safeguarding. As

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy RM7	Justification
	safeguarding			gravel in the Kent Minerals and Waste Plan 2013-2030.		the site has been identified as a Mineral Safeguarding Areas for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
		<b>390</b>	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.		
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	<b>195</b>	0	The site is within the parish of Lydd in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority. Therefore, the policy is considered to have a minor positive effect on this objective.	
	<b>390</b>	0	The site is within the parish of Lydd in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.			
13. Use water resources efficiently.	<b>195</b>	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.	
	<b>390</b>					
14. Protect and enhance open space and ensure that it meets local needs.	<b>195</b>	0	The site is not in a designated area of open space.	+	The policy states that planning permission will be granted where provision is made for open and play space on site, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD4. At least a third of the land area on this site should be set aside as publicly-accessible open space. Therefore, the policy is considered to have a minor positive effect on this objective.	
	<b>390</b>	0	The site is not in a designated area of open space.			

**Recommendations:** The development should avoid adverse effects on the SSSI and where possible provide biodiversity enhancement measures. No reference to biodiversity in policy.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 004	Justification	Policy RM8	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	Approximately 90% of the site is covered by a Flood 2 and 3 zone and identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' and 'significant' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	-	The policy states that development proposals will be supported where the site is raised to provide a base platform at 5.5m ODN to make the development safe from flood risk. Within dwellings, no sleeping accommodation should be provided at ground floor level due to this site's location within Flood Zones 2 and 3.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of a post office and an outdoor sports and recreational facility (Littlestone Golf Club). There are no other services or facilities within convenient walking distance.	+	The policy states that development proposals will be supported where provision of public coastal park and play area alongside the public car park together with the future management of these areas is included. Therefore, the policy is considered to have a minor positive effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 004	Justification	Policy RM8	Justification
			allocations are assumed to have a negligible effect.		negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 85 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 85 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 85 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 85 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site forms part of St Mary's Bay which is a coastal settlement. There are no heritage features within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of St Mary's Bay with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 004	Justification	Policy RM8	Justification
	8(c) Townscape: regeneration	++?	The site sits on previously developed land associated with the former Sands Motel. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is likely although appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	-?	The policy makes no reference to biodiversity. However the site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. Therefore a minor negative effect is likely.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment site or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of St Mary's Bay railway station and a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land and this represents a more efficient use of land compared to developing on greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 004	Justification	Policy RM8	Justification
					on this objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. Due land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030 an uncertain effect is likely on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of St Mary in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development proposals will be supported where provision of public coastal park and play area alongside the public car park together with the future management of these areas is included. Therefore, the policy is considered to have a minor positive effect on this objective.



**Policy RM9 - Land to rear of Varne Boat Club, Coast Drive, Greatstone**

**SHLAA Reference Number: 462**

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 462	Justification	Policy RM9	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	-	The policy states that development proposals will be supported where within dwellings, no sleeping accommodation is provided at ground floor level due to this site's location within Flood Zones 2 and 3. A Site Specific Flood Risk Assessment is also required, and it will need to be demonstrated that development can be achieved on this site that does not increase on site or local flood risk. As the site is wholly designated as Flood Zones 2 and 3 a minor negative effect is likely on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is within convenient walking distance of a post office and two areas of open space. There are no other services or facilities within convenient walking distance.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of two services/facilities a negligible effect is likely on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the	5(a)	+	The site is 0.23ha and is expected to be able to	+	The policy supports 5 dwellings on a 0.23ha site. This is

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 462	Justification	Policy RM9	Justification
provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	Affordable housing		accommodate 5 dwellings. This is considered to make a moderate contribution to the provision of affordable homes in the District.		considered to make a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people.	0	The policy supports an allocation of 5 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	There are no employment areas or shopping parades within convenient walking distance of the site.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of New Romney. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on mostly undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration. As the site is on mostly undeveloped land a negligible effect is likely.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 462	Justification	Policy RM9	Justification
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	0?	The policy states the development proposals will be supported where biodiversity enhancement measures should be investigated to minimise any effects on the Dungeness Ramsar, SAC and Dungeness, Romney Marsh and Rye Bay SSSI. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on mostly undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 462	Justification	Policy RM9	Justification
safeguarding				Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not in a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Policy RM10 - Carpark, Coast Drive, Greatstone**

**SHLAA Reference Number: 1013**

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 1013	Justification	Policy RM10	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	-	The policy states that development proposals will be supported where within dwellings, no sleeping accommodation is provided at ground floor level due to this site's location within Flood Zones 2 and 3; where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority; and where a Site Specific Flood Risk Assessment is required, and it will need to be demonstrated that development can be achieved on this site that does not increase on site or local flood risk. . As the site is wholly designated as Flood Zones 2 and 3 a minor negative effect is likely on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of two areas of open space. There are no other services or facilities within convenient walking distance.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of two services/facilities a negligible effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1013	Justification	Policy RM10	Justification
			allocations are assumed to have a negligible effect.		negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 16 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 16 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 16 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 16 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site sits within the settlement of New Romney. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1013	Justification	Policy RM10	Justification
	8(c) Townscape: regeneration	++?	The site sits on previously developed land. Therefore, a negligible effect is likely as there would be no potential for regeneration. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is therefore likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	0?	The policy states that development proposals will be supported where biodiversity enhancement measures should be investigated to minimise any effects on the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops, two of which are directly adjacent to the north on Grande Parade.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	The site is on previously developed land associated with a car park. This represents a more efficient use of land compared to developing on greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and	0	The site is not on graded agricultural land.	0	The policy makes no reference to graded agricultural land. Therefore, the policy is considered to have a negligible effect

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1013	Justification	Policy RM10	Justification
reserves.	quantity				on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. Due land within the site has been identified as partially being within a Mineral Safeguarding Area for storm beach gravel in the Kent Minerals and Waste Plan 2013-2030 an uncertain effect is likely on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of New Romney which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.



**Recommendations:** The incorporation of allotments into the design of the development could help to offset the loss of Grade 1 agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 431	Justification	Policy RM11	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District's SFRA (2015) as at risk of 'extreme', 'moderate' or 'significant' coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	-	The policy states that development proposals will be supported where within dwellings, no sleeping accommodation is provided at ground floor level due to this site's location within Flood Zones 2 and 3. A Site Specific Flood Risk Assessment is also required, and it will need to be demonstrated that development can be achieved on this site that does not increase on site or local flood risk. Therefore, the policy is considered to have a minor negative effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of Brookland Church of England Primary School, two outdoor recreation and sports facilities and an area of open space. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of two services/facilities a negligible effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 431	Justification	Policy RM11	Justification
			Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.		as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 5 dwellings, 1-2 of which will be required to be affordable dwellings. This is considered to make a positive contribution to the provision of affordable homes in the District.	+	The policy supports an allocation of 5 dwellings, 1-2 of which will be required to be affordable dwellings. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. The site therefore has limited potential for delivering homes for older people.	0	The policy supports an allocation of 5 dwellings. The site therefore has limited potential for delivering homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site forms part of the settlement of Brookland which is rural in character. The site is directly adjacent to the Brookland Conservation Area and is within 100m of a number of Listed Buildings, including the Grade I Listed St. Augustine Church. Whilst it is considered that the development could have a negative effect on the setting of this asset, the site is on brownfield land associated with the former slaughterhouse which is now in an advanced state of dereliction. Development here could provide the opportunity to enhance the setting of the features.	0?	The policy states that development proposals will be supported where the design and layout of the development should avoid adverse effects on the setting of the nearby conservation area and listed buildings heritage features, and where possible make enhancements. Therefore the effect is negligible uncertain, until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 431	Justification	Policy RM11	Justification
distinctiveness of the landscape and townscape.	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Brookland with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits on brownfield land. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where a Phase 1 Habitat Survey should be undertaken by a licenced ecologist to assess the presence of Protected Species on or near the site. Therefore, the policy is considered to have a minor positive effect on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of a number of bus stops and is also directly adjacent to a cycle route.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	The site is on previously developed land. This is considered to represent a more efficient use of land compared to developing on greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and	--	The site is wholly on Grade 1 agricultural land. A significant negative effect is likely.	--	The policy makes no reference to graded agricultural land. As the site is wholly on Grade 1 agricultural land, a significant

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 431	Justification	Policy RM11	Justification
reserves.	quantity				negative effect is likely
	11(c) Land contamination	0	Then site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Zone.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Brookland in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Recommendations:** The design of the development should be sensitive to the setting of the nearby Grade I and II Listed Buildings and Conservation Area. The incorporation of allotments into design of the development should be considered to reduce the loss of good quality agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 407a	Justification	Policy RM12	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3 but is not identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ coastal flooding. The site does not include a flood storage area. Therefore, there is a significant risk of flooding within the site.	-	Within dwellings, no sleeping accommodation is provided at ground floor level due to this site's location within Flood Zones 2 and 3. A Site Specific Flood Risk Assessment is required, and it will need to be demonstrated that development can be achieved on this site that does not increase on site or local flood risk. As the site is wholly designated as Flood Zones 2 and 3 a minor negative effect is likely on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of a school and a sports facility. There are no other services or facilities within convenient walking distance.	+	The policy states that development proposals will be supported where provision is made for open and play space on site or nearby, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD5. Therefore, the policy is considered to have a minor positive effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 407a	Justification	Policy RM12	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The development provides at least 30% affordable housing in accordance with policy CSD1 (Core Strategy 2013)
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits in a rural location and adjoins the small settlement of Brookland. The site is within 250m of several Grade I and Grade II Listed Buildings. The site sits close to a Conservation Area comprised of significant areas of undeveloped land. Therefore, the proposed construction of 9 homes would significantly detract from the conservation area's setting, and result in a spread of the built area of the village. Therefore, a significant negative effect is likely although this is uncertain until such time as the detailed scale, design and layout of the development are known.	-?	As the site is in a rural location and is within 250m of several Grade I and Grade II Listed Buildings. However, the policy states the design of the development should be sensitive to the setting of the nearby Grade I and II Listed Buildings and Conservation Area. Therefore, there is potential for minor negative effects, although this is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	+?	The policy states that development will be supported where the design and layout take account of the design policies presented within this plan, and accord with Building for Life 12 criteria, satisfactorily integrate into the existing urban fabric and, importantly, to each other. In addition Substantial planting should be included along the northern boundary of Land. North of Pod Corner, and on the south-

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 407a	Justification	Policy RM12	Justification
townscape.					eastern boundary of Land adjacent to Framlea. This is, respectively, to inhibit encroachment into open countryside, and to protect resident amenity from a significant road. Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Brookland with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, a significant proportion of the site is made-up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	+	The policy states that development proposals will be supported where a Phase 1 Habitat Survey should be undertaken by a licenced ecologist to assess the presence of Protected Species on or near the site. Therefore, the policy is considered to have a minor positive effect on this objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment site or shopping parade. A negligible effect is therefore likely.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 407a	Justification	Policy RM12	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield land and a minor negative effect is likely.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	--	The site is wholly on Grade 1 agricultural land. A significant negative effect is likely.	--	The policy makes no reference to graded agricultural land. As the site is wholly on Grade 1 agricultural land, a significant negative effect is likely.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Brookland which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority. Therefore, the policy is considered to have a minor positive effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site itself is not in a designated area of open space.	+	The policy states that development proposals will be supported where provision is made for open and play space on site or nearby, and reinforces the integration and connectivity of green infrastructure as per Core Strategy Policy CSD5. Therefore, the policy is considered to have a minor positive effect on this objective.



**Recommendations:** The design of the development should be sensitive to the setting of the nearby Grade II Listed Buildings. Opportunities for incorporating allotments into the design of the development should be explored to reduce the loss of good quality agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 612	Justification	Policy RM13	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	The land within the site is wholly designated as Flood Zones 2 and 3, although not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' coastal flooding. The site does not include a flood storage area. Overall, however, there is a significant risk of flooding within the site.	-	The policy states that development proposals will be supported where within dwellings, no sleeping accommodation is provided at ground floor level due to this site's location within Flood Zones 2 and 3; where existing watercourses on site are integrated into the development; where a surface water drainage strategy forms a fundamental constituent of the design concept for the site, and is submitted to the satisfaction of the statutory authority and where a Site Specific Flood Risk Assessment is required, and it will need to be demonstrated that development can be achieved on this site that does not increase on site or local flood risk. However as the site is wholly designated as Flood Zones 2 and 3, a minor negative effect is likely on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of Brenzett Church of England Primary School, a post office and two outdoor sports and recreational facilities. Therefore, a minor positive effect is likely.	+	The policy states that development must make provision for open and play space on site or nearby. The site is also within convenient walking distance of a number of services and facilities. The site is within convenient walking distance of Brenzett Church of England Primary School, a post office and two outdoor sports and recreational facilities. Therefore, a minor positive effect is likely.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 612	Justification	Policy RM13	Justification
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 25 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The site is expected to be able to accommodate 25 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 25 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is expected to be able to accommodate 25 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site adjoins the small village of Brenzeet and is in a rural location. There are three Grade II Listed Buildings within 100m of the site, with limited development in between these historic assets and the development site. Therefore, there is potential for significant negative effects, although this is uncertain until the exact scale, design and layout of the new development are known. Opportunities may exist to enhance the setting of heritage features.	-?	There are three Grade II Listed Buildings within 100m of the site, with limited development in between these historic assets and the development site. However, the policy states design of the development should be sensitive to the setting of the nearby Grade II Listed Buildings. Therefore, there is potential for minor negative effects, although this is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character	8(a) Landscape	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the	0?	The policy makes no reference to landscape. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 612	Justification	Policy RM13	Justification
and local distinctiveness of the landscape and townscape.			new development.		
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Brenzett with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site is on undeveloped greenfield land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the site is made up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	--	Approximately 73% of the land within the site sits on Grade 2 agricultural land and 27% sits on Grade 1 agricultural land.	--	The policy makes no reference to graded agricultural land. As approximately 73% of the land within the site sits on Grade 2 agricultural land and 27% sits on Grade 1 agricultural land, a significant negative effect is expected.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 612	Justification	Policy RM13	Justification
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Brenzett which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.	+	The policy states that development must make provision for open and play space on site or nearby. The site is also within convenient walking distance of a number of services and facilities. Therefore a minor positive effect is expected on this objective.

**Recommendations:** Providing allotments onsite could offset the loss of Grade 3 agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 244	Justification	Policy ND1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of Churchill Primary School, an outdoor sports and recreational facility and open spaces. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.	0	The policy makes no reference to the provision of services or facilities. As the site is already only within convenient walking distance of two types of services/facilities the policy is considered to have a negligible effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site).	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 244	Justification	Policy ND1	Justification
			Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.		
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The site is expected to be able to accommodate 70 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is expected to be able to accommodate 70 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site is within the settlement boundary of Hawkinge although on the edge of the town. The site is not within close proximity of any heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened from the wider AONB due to open views from the north and west. Therefore, a significant negative effect is likely, although this is uncertain until the specific design, scale and layout of the new development are known.	-?	The policy states that development proposals will be supported where the proposal achieves the highest quality design of both buildings and surrounding space and reinforces local rural distinctiveness through layout, design, scale and the use of high quality materials to help maintain the Kent Downs AONB as a special place. Proposals should enhance the western boundary through the use of extensive landscaping. Existing trees and hedgerows within/around perimeter of site should also be retained and enhanced.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 244	Justification	Policy ND1	Justification
					Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits on brownfield land previously used as an RAF base and includes multiple derelict buildings and areas of hardstanding. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy states that development proposals will be supported where the proposal achieves the highest quality design of both buildings and surrounding space and reinforces local rural distinctiveness through layout, design, scale and the use of high quality materials to help maintain the Kent Downs AONB as a special place. Therefore, the policy is considered to have a significant positive effect on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops and there is a cycle path directly adjacent to the north.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 244	Justification	Policy ND1	Justification
congestion.					
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This represents a more efficient use of land compared to developing on brownfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	-	The whole site lies on Grade 3 agricultural land.	-	The policy makes no reference to graded agricultural land. As the whole site lies on Grade 3 agricultural land, a minor negative effect is expected.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues; however, the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.	0	The policy states that development proposals will be supported where measures are taken to avoid pollution to groundwater. Therefore, the policy is considered to have a negligible effect on this objective
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development. Therefore, the policy is considered to have a minor positive effect on



SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 244	Justification	Policy ND1	Justification
				this objective.

**Recommendations:** The design of the development should seek to avoid adverse effects on the character of the AONB and the setting of Maypole Farm Grade II Listed Building. Providing allotments onsite could offset the loss of Grade 3 agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 334	Justification	Policy ND2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of a medical surgery, Hawkinge Primary School and Churchill Primary School, outdoor sports and recreational facilities and open spaces.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of a medical surgery, Hawkinge Primary School and Churchill Primary School, outdoor sports and recreational facilities and open spaces , a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site).	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 334	Justification	Policy ND2	Justification
			Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.		
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 22 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	+	The policy supports an allocation of 14 dwellings, 1-2 of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 22 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 14 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site lies within the settlement of Hawkinge and is within 100m of Maypole Farm Grade II Listed Building; however, existing development already separates the site from the listed building. Therefore, the potential for negative effect are considered to be less significant that would ordinarily be the case in the open countryside. These minor adverse effects are uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.	-?	The site makes no reference to heritage assets. However the site is within 100m of Maypole Farm Grade II Listed Building; however, existing development already separates the site from the listed building. Therefore, the potential for negative effect are considered to be less significant that would ordinarily be the case in the open countryside. These minor adverse effects are uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.
8. Conserve, and where relevant enhance, the quality, character and local	8(a) Landscape	-?	The site lies within the Kent Downs AONB. The site is surrounded by existing development and therefore represents 'in-fill' development. It is therefore considered that development here would be somewhat screened from views in the wider AONB. Effects are uncertain as the exact	0?	The policy states that development proposals will be supported where the proposal achieves the highest quality of design of both buildings and surrounding space and reinforces local rural distinctiveness though layout, design, scale and the use of high quality materials to help maintain the Kent

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 334	Justification	Policy ND2	Justification
distinctiveness of the landscape and townscape.			impacts on the landscape will depend on factors relating to the specific design and layout of the new development.		Downs AONB as a special place. Existing trees and hedgerows within/around perimeter of site are to be retained and enhanced. . Therefore, the policy is considered to have a negligible uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known..
	8(b) Settlement character: coalescence	0	The development is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient access of a number of bus stops and there is a cycle route to the west.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 334	Justification	Policy ND2	Justification
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land. This is considered to be a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	-	The site is wholly on Grade 3 agricultural land.	-	The policy makes no reference to graded agricultural land. As the site is wholly on Grade 3 agricultural land, a minor negative effect is expected.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues, however the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.	0	The policy states that development proposals will be supported where measures are taken to avoid pollution to groundwater. Therefore, the policy is considered to have a negligible effect on this objective
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 404	Justification	Policy ND3	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of Churchill Primary School, an outdoor sports and recreational facility and open spaces. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of two services/facilities a negligible effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 404	Justification	Policy ND3	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 110 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation 110 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 110 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is expected to be able to accommodate 100 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Hawkinge although is on the edge of the town. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	+?	The policy states that development proposals will be supported where an assessment of non-designated heritage assets has been carried out and used to inform the design work. This will result in a minor positive effect. However, this effect is uncertain until the exact scale, design and layout of the new development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened the wider AONB due to open views from the west. Therefore, a significant negative effect is recorded. These effects are uncertain until the specific design, scale and layout of the new development are known.	-?	The policy states that development proposals will be supported where the proposal achieves the highest quality of design of both buildings and surrounding space and reinforce local rural distinctiveness to help maintain the Kent Downs AONB as a special place. The rural edge of the development should also be fragmented and softened with a strong focus on landscaping. . Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 404	Justification	Policy ND3	Justification
	8(b) Settlement character: coalescence	0	The development is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site sits on brownfield land previously used as an RAF base and includes areas of hardstanding.. Redevelopment of the site is considered to make a significant contribution to the regeneration of the wider townscape, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	The policy makes no reference to townscape regeneration. The site sits on previously developed land, however as there is an element of uncertainty relating to the appropriateness of the design of the development an uncertain significant positive is expected.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site sits within convenient walking distance of a number of bus stops. There is also a cycle route directly adjacent to the north.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral	11(a) Efficient use of land	+	The site is on previously developed land. This represents a more efficient use of land compared to developing on greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and	-	The whole site sits on Grade 3 agricultural land.	-	The policy makes no reference to graded agricultural land. Therefore, as the whole site sits on Grade 3 agricultural



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 404	Justification	Policy ND3	Justification
reserves.	quantity				land, a minor negative effect is likely on this objective.
	11(c) Land contamination	++?	The site is on land deemed to be contaminated from former airfield uses. Housing allocations located on contaminated land would be required to remediate the land during construction and are therefore likely to have a significant positive effect on this aspect of the objective.	++	The policy states that development proposals will be supported where contaminated land is fully remediated prior to construction. Therefore, the policy is considered to have a significant positive effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Hawkinge which is not considered to have waste water capacity issues, however the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.	0	The policy states that development proposals will be supported where measures are taken to avoid pollution to groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1004	Justification	Policy ND4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is in convenient walking distance of open spaces and outdoor sports and recreation facilities associated with Elham Church of England Primary School, which is also within a convenient walking distance. The site is also within convenient walking distance of the village post office.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of open spaces and outdoor sports and recreation facilities, Elham Church of England Primary School, and a post office, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the	5(a) Affordable housing	+	The site is expected to be able to accommodate 6 dwellings, 1-2 of which will be affordable dwellings. This is considered to be a minor contribution to the provision of affordable homes in the District.	+	The site is expected to be able to accommodate 6 dwellings, 1-2 of which will be affordable dwellings. This is considered to be a minor contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 6 dwellings. This is considered to have a negligible effect on the provision of homes for older people in the District.	0	The site is expected to be able to accommodate 6 dwellings. This is considered to have a negligible effect on the provision of homes for older people in the District.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1004	Justification	Policy ND4	Justification
elderly.					
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site sits on the edge of the historic village of Elham. The Elham Conservation Area and eight of the listed buildings which sit within it are within 250m of the site; however many buildings sit between the site and these heritage assets. No heritage assets are within 100m of the site. Therefore, development within the site is only considered to pose a minor risk to the heritage assets. This effect is uncertain until such time as the detailed scale, design and layout of the development are known.	-?	The policy makes no reference to heritage assets. The Elham Conservation Area and eight of the listed buildings which sit within it are within 250m of the site; however many buildings sit between the site and these heritage assets. No heritage assets are within 100m of the site. Therefore, development within the site is only considered to pose a minor risk to the heritage assets. This effect is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site sits on the edge of the village of Elham in the Kent Downs AONB. Therefore, its development has the potential to have a significant adverse effect on this designated landscape. This effect is uncertain until the detailed design and layout of the development on the site are known.	-?	The policy states that development proposals will be supported where the proposal achieves the highest quality of design of both buildings and surrounding space and reinforces local rural distinctiveness through layout, design, scale and the use of high quality materials to help maintain the Kent Downs AONB as a special place. Existing planting along south and east boundaries must also be retained and mitigation provided for views from higher ground to the east Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Elham with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on greenfield land. There is no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1004	Justification	Policy ND4	Justification
					considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is on the edge of Elham village, which does not contain a Major Employment Site or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of two bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on greenfield land.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	-	The land within the site is designated as Grade 3 Agricultural Land.	-	The policy makes no reference to graded agricultural land. Therefore, as the whole site sits on Grade 3 agricultural land, a minor negative effect is likely on this objective.
	11(c) Land contamination	0	The land within the site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	?	Land within the site has been identified as a Mineral Safeguarding Area for sub-alluvial river terrace deposits in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for sub-alluvial river terrace deposits in the Kent Minerals and

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 1004	Justification	Policy ND4	Justification
				Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	-?	The site is within the parish of Elham which is not considered to have waste water capacity issues. A small proportion of the site falls within a groundwater Source Protection Zone within which there is a risk of contamination of groundwater resources from certain activities. Construction activities have the potential to have an adverse effect on groundwater; however, this is uncertain.	-?	The policy makes no reference to the quality of groundwater. A small proportion of the site falls within a groundwater Source Protection Zone within which there is a risk of contamination of groundwater resources from certain activities. Therefore a minor negative uncertain effect is expected.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not designated as a local open space. Therefore, development of the site would not result in the loss of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 605	Justification	Policy ND5	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The site is within convenient walking distance of two medical surgeries, one of which is directly adjacent to the north, a school, a post office, outdoor sports and recreational facilities and open spaces.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of two medical surgeries, one of which is directly adjacent to the north, a school, a post office, outdoor sports and recreational facilities and open spaces, a minor positive effect is likely.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 605	Justification	Policy ND5	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 50 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 30 dwellings, 30% of which will be required to be affordable. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 50 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 30 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site adjoins the settlement of Lyminge and is in a rural location. The site is within 250m of Broadstreet House Grade II Listed Building which is set back from the village to the south of the site. There is therefore the potential for a significant negative effect on the setting of this building, although this is uncertain until the exact scale, design and layout of the new development are known.	-?	The policy states that development proposals will be supported where an assessment is carried out of the impact on the setting of the nearby listed building and appropriate measures but in place to mitigate any effects by preserving or enhancing the setting. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site is within the Kent Downs AONB. Therefore there is potential for significant negative effects on landscape, although this will be uncertain until the specific design, scale and layout of the development are known.	-?	The policy states that development proposals will be supported where the proposal achieves the highest quality of design of both buildings and surrounding space and reinforce local rural distinctiveness to help maintain the Kent Downs AONB as a special place. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character:	-?	The site represents about 20% of the strategic gap between Lyminge and Etchinghill. Development of the site is	-?	The policy makes no reference to settlement coalescence. As the site represents about 20% of the strategic gap between

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 605	Justification	Policy ND5	Justification
	coalescence		therefore considered to have a minor negative effect this objective, although this effect is uncertain until the detailed design, layout and landscaping of the site is known.		Lyminge and Etchinghill, a minor negative effect is likely on this objective, although this effect is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the site sits on greenfield land associated with Etchinghill Golf Course. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of four bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped land (currently part of Etchinghill Golf Course). This represents less efficient use of land compared to developing on brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	-	The whole of the site is on graded agricultural land (approximately 89% of which is on Grade 3 agricultural land and 11% is on Grade 1 and 2 agricultural land). A minor negative effect is therefore likely.	-	The policy makes no reference to graded agricultural land. As the whole of the site is on graded agricultural land (89% of which is on Grade 3), a minor negative effect is therefore likely.



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 605	Justification	Policy ND5	Justification
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Lyminge which is not considered to have waste water capacity issues; however, the site is within a Groundwater Source Protection Zones. A minor negative effect is therefore likely, although this would be uncertain and dependent on the construction activities (e.g. dewatering) and mitigation that would be employed.	0	The policy states that development proposals will be supported where appropriate mitigation measures are employed to prevent pollution to groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development and separation from the golf course. Therefore, the policy is considered to have a negligible effect on this objective.

**Policy ND6 – Sellindge**

**SHLAA Reference Number: 402, 618, 627, 1005 and 1007**

**Recommendations for SHLAA Site 402:** Incorporating allotments on site would help to offset the loss of Grade 1 and 2 agricultural land. The development should avoid direct effects on the nearby ancient woodland.

**Recommendations for SHLAA Site 618:** Opportunities for incorporating allotments onsite would reduce the loss of Grade 1 and 2 agricultural land. The development should seek to minimise the effect on the setting of the Holly Cottage Grade II Listed Building through careful design.

**Recommendations for SHLAA Site 627:** The detailed design, layout and landscaping of the site should seek to reduce adverse effects on the character of the AONB. Opportunities for incorporating allotments onsite should be explored to reduce the loss of good quality agricultural land. Appropriate mitigation/enhancement measures should be incorporated into the design to reduce effects on the nearby SSSI.

**Recommendations for SHLAA Site 1005:** Incorporating allotments onsite would offset the loss of Grade 1 and 2 agricultural land.

**Recommendations for SHLAA Site 1007:** Opportunities for incorporating allotments onsite would reduce the loss of Grade 1 and 2 agricultural land. The development should seek to minimise the effect on the setting of nearby Listed Buildings through careful design.

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy ND6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	402	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
	618	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.		

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy ND6	Justification
	627	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.		
	1005	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.		
	1007	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.		
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	402	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
	618				
	627				
	1005				
	1007				
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	402	0	The site is within convenient walking distance of Sellindge Primary School and an outdoor sports and recreational facility associated with the school. There are no other services within convenient walking distance.		The policy makes no reference to the provision of services or facilities. As the site is already is only within convenient walking distance of two types of services/facilities the policy is considered to have a negligible effect on this objective.
	618	0	The site is within convenient walking distance of Sellindge Primary School and two outdoor sports and		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
				recreational facilities, one of which (Sellindge Sports and Social Club) is directly adjacent and also designated as open space.		
		<b>627</b>	0	The site is only within convenient walking distance of an outdoor sports and recreational facility. There are no other services or facilities within convenient walking distance.		
		<b>1005</b>	0	The site is not within convenient walking distance of any services or facilities.		
		<b>1007</b>	0	The site is within convenient walking distance of Sellindge Primary School and two outdoor sports and recreational facilities, one of which is associated with the school. The other (Sellindge Sports and Social Club) is also designated as open space. There are no other facilities within convenient walking distance.		
4. Reduce crime and the fear of crime.		<b>402</b>	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
		<b>618</b>				
		<b>627</b>				
		<b>1005</b>				
		<b>1007</b>				
5. Improve the provision of homes, including affordable housing, having regard to the needs of all	5(a) Affordable housing	<b>402</b>	+	The site is 0.3 ha and is expected to be able to accommodate 8 dwellings, 1-2 of which will need to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.	++	The policy supports a total capacity of 54 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
		<b>618</b>	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
sections of society, including the elderly.				affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.		
		<b>627</b>	+	The site is expected to be able to accommodate 5 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.		
		<b>1005</b>	++	The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.		
		<b>1007</b>	+	The site is 0.5ha and expected to be able to accommodate 5 dwellings, 30% of which would be required to be affordable. A site of this size is considered to make a moderate contribution to the provision of affordable homes in the District.		
5(b) Dwellings for older people		<b>402</b>	0	The site is expected to be able to accommodate 8 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people in the District.	++	The policy supports a total capacity of 54 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
		<b>618</b>	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		
		<b>627</b>	0	The site is expected to be able to accommodate 5 dwellings. There is therefore limited potential for		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
				providing homes for older people.		
		<b>1005</b>	++	The site is expected to be able to accommodate 15 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		
		<b>1007</b>	0	The site is expected to be able to accommodate 5 dwellings. A site of this size is considered to have limited potential for providing homes for older people in the District.		
6. Support the creation of high quality and diverse employment opportunities.		<b>402</b>	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
		<b>618</b>	0	The site is not within convenient walking distance of an employment area or shopping parade.		
		<b>627</b>	0	The site is not within convenient walking distance of an employment area or shopping parade.		
		<b>1005</b>	0	The site is not within convenient walking distance of an employment area or shopping parade.		
		<b>1007</b>	0	The site is not within convenient walking distance of an employment area or shopping parade.		
7. Conserve and enhance the fabric and setting of historic assets.		<b>402</b>	0?	The site sits in a rural location and adjoins the small settlement of Stone Hill. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	-?	The policy states an assessment should be carried out of the impact on the setting of the nearby listed building and appropriate measures but in place to mitigate any effects by preserving or enhancing the setting. Therefore a minor negative effect is therefore likely, although this is uncertain until such time as the detailed scale, design and layout of the

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
		618	--?	The site sits in a rural location and adjoins the small settlement of Sellindge. The Grade II Listed Holly Cottage is within 100m of the site. There is therefore potential for a significant adverse effect on the setting of this listed building; however, this is uncertain until such time as the detailed scale, design and layout of the development are known.		development are known.
		627	0?	The site adjoins the settlement of Sellindge and is in a rural location. The site is not within close proximity of heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.		
		1005	0?	The site sits in a rural location and adjoins the small settlement of Barrow Hill. There are no heritage features within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.		
		1007	--?	The site sits in a rural location and adjoins the small settlement of Sellindge. The site is within 250m of two Grade II Listed Buildings. A significant negative effect is therefore likely, although this is uncertain until such time as the detailed scale, design and layout of the development are known.		
8. Conserve, and where relevant enhance, the quality, character and local	8(a) Landscape	402	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	+?	The policy states that development proposals will be supported where the design incorporates adequate landscaping to mitigate impact on the setting of adjoining countryside and where existing trees and hedgerows around the site boundary are retained and enhanced. Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design
		618	0?	The site is not within 1km of the Kent Downs AONB.		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
distinctiveness of the landscape and townscape.				A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.		and layout of the development are known.
		<b>627</b>	-?	The site is not within the Kent Downs AONB but is within 1km. A minor negative effect is likely although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.		
		<b>1005</b>	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.		
		<b>1007</b>	0?	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely, although this will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.		
8(b) Settlement character: coalescence		<b>402</b>	0?	The site lies on the edge of small village of Stone Hill, which is largely comprised of piecemeal pockets of residential development along Ashford Road and Stone Hill; however, the majority of the land within the site has already been developed, limiting the role of the site in maintaining separation between Stone Hill and Sellindge. Therefore, a negligible effect is likely although this is uncertain until the detailed design, layout and landscaping of the site is known.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
		<b>618</b>	0	The development of the site is not considered to contribute to the coalescence of Sellindge with		



SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
				neighbouring settlements.		
		<b>627</b>	0	The site is not considered to contribute to the coalescence of Sellindge with neighbouring settlements.		
		<b>1005</b>	0	The development of the site is not considered to contribute to the coalescence of Barrow Hill with neighbouring settlements.		
		<b>1007</b>	0	The development of the site is not considered to contribute to the coalescence of Sellindge with neighbouring settlements.		
	8(c) Townscape: regeneration	<b>402</b>	++?	The site lies wholly on vacant previously developed land which was once used as a piggery. Redevelopment of the site is considered to make a significant contribution to the regeneration of this portion of the village, although there is an element of uncertainty relating to the appropriateness of the design of the development.	++?	
		<b>618</b>	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.		
		<b>627</b>	0	Most of the site consists of undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.		
		<b>1005</b>	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.		
		<b>1007</b>	0	The site already contains several buildings which look to be in relatively good condition. Therefore the development of the site is not likely to make a		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
				significant contribution to the regeneration of the village.		
9. Conserve and enhance biodiversity.	<b>402</b>	-?	The site is within 250m of an area of ancient woodland. There is therefore potential for a minor negative effect although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	-?	The policy states that for Land rear of Brook Lane Cottages, appropriate mitigation/enhancement measures should be incorporated into the design to reduce effects on the nearby SSSI. However the policy makes no reference to the ancient woodland behind the Piggery, Main Road Sellindge. Therefore, the policy is considered to have a minor negative uncertain effect on this objective.	
	<b>618</b>	0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.			
	<b>627</b>	-?	The site is within 250m of Gibbin's Brook SSSI. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.			
	<b>1005</b>	0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.			
	<b>1007</b>	0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.			

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	402	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
		618	0	The site is not within convenient walking distance of an employment area or shopping parade.		
		627	0	The site is not within convenient walking distance of an employment area or shopping parade.		
		1005	0	The site is not within convenient walking distance of an employment area or shopping parade.		
		1007	0	The site is not within convenient walking distance of an employment area or shopping parade.		
	10(b) Increase opportunities to choose sustainable transport modes	402	++	The site is within convenient walking distance of four bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
		618	++	The site is within convenient walking distance of a number of bus stops.		
		627	++	The site is within convenient walking distance of a number of bus stops.		
		1005	++	The site is within convenient walking distance of four bus stops.		
		1007	++	The site lies within convenient walking distance of a number of bus stops.		
11. Use land efficiently and safeguard soils, geology and	11(a) Efficient use of land	402	+	The site is on land that was previously used as a piggery but which is no longer in use and has been vacant since the early 1980s. The development of this site is considered to represent a more efficient use of land compared to developing on greenfield	-	The policy makes no reference to efficiency of land use. As the majority of the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
economic mineral reserves.				land. Therefore a minor positive effect is likely.		
		<b>618</b>	-	The site is on previously undeveloped greenfield land. This represents a less efficient use of land compared with developing brownfield sites, and a minor negative effect is likely.		
		<b>627</b>	-	The majority of the site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.		
		<b>1005</b>	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared with developing brownfield sites, and a minor negative effect is likely.		
		<b>1007</b>	+	The majority of the site already contains development. Therefore, the redevelopment of this area is considered to represent a more efficient use of land than developing on greenfield land.		
11(b) Soil quality and quantity		<b>402</b>	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.	--	The policy makes no reference to graded agricultural land. As the site is wholly within an area of Grade 1 and 2 agricultural land, a significant negative effect is likely.
		<b>618</b>	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.		
		<b>627</b>	--	The whole of the site is on Grade 1 and 2 agricultural land.		
		<b>1005</b>	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.		
		<b>1007</b>	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.		

SA Objectives		Policy-off Appraisal			Preferred Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND6	Justification
	11(c) Land contamination	<b>402</b>	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
		<b>618</b>	0	The site itself is not considered to be contaminated but is directly adjacent to an area of contaminated land.		
		<b>627</b>	0	The site is not on land that is considered to be contaminated.		
		<b>1005</b>	0	The site is not considered to be contaminated.		
		<b>1007</b>	0	The site is not considered to be contaminated.		
	11(d) Minerals safeguarding	<b>402</b>	?	The land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the majority of the land has been identified as being in a Mineral Safeguarding Area in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
		<b>618</b>	0	The site is not in a Mineral Safeguarding Area.		
		<b>627</b>	?	The site has been identified as being within a Mineral Safeguarding Area for silica sand/construction sand – sandstone: Folkestone formation in the Kent Minerals and Waste Plan 2013-2030.		
		<b>1005</b>	?	The land within the site has been identified as a Mineral Safeguarding Area for sandstone (Sandgate formation) in the Kent Minerals and Waste Plan 2013-2030.		
		<b>1007</b>	?	The land within the site has been identified as a Mineral Safeguarding Area for sandstone – Sandgate formation in the Kent Minerals and Waste Plan 2013-2030.		
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		<b>402</b>	0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives	Policy-off Appraisal			Preferred Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy ND6	Justification
	<b>618</b>	0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.		
	<b>627</b>	0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site is also not within a Groundwater Source Protection Zone.		
	<b>1005</b>	0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.		
	<b>1007</b>	0	The site is within the parish of Sellindge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.		
13. Use water resources efficiently.	<b>402</b>	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
	<b>618</b>				
	<b>627</b>				
	<b>1005</b>				
	<b>1007</b>				
14. Protect and enhance open space and ensure that it meets local needs.	<b>402</b>	0	The site is not a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.
	<b>618</b>	0	The site itself is not a designated area of open space however there is open space directly adjacent and associated with the Sellindge Sports and Social Club.		
	<b>627</b>	0	The site is not in a designated area of open space.		
	<b>1005</b>	0	The site itself is not a designated area of open space.		
	<b>1007</b>	0	The site itself is not a designated area of open space.		

**Policy ND7 - Former Lympne Airfield**

**SHLAA Reference Number: 209**

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND7	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		+	The site is within convenient walking distance of Lympne Church of England Primary School, a post office, outdoor sports and recreational facility, areas of open space and an employment area. A minor positive effect is likely.	+	The policy makes no reference to the provision of services or facilities. As the site is already within convenient walking distance of Lympne Church of England Primary School, a post office, outdoor sports and recreational facility, areas of open space and an employment area, a minor positive effect is likely.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable	5(a) Affordable	++	The site is expected to be able to accommodate 150 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution	++	The site is expected to be able to accommodate 150 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND7	Justification
housing, having regard to the needs of all sections of society, including the elderly.	housing		to the provision of affordable homes in the District.		to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 150 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is expected to be able to accommodate 150 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is directly adjacent to an employment area.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of an employment area a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within a rural location and adjoins the settlement of Lympne. The site is within 250m of Belle Vue House Grade II Listed Building and Lympne Hall Grade II Listed Building. Much of the site is located on the former Lympne airfield, which can be considered to be previously developed land (including hardstanding) related to the airfield's wartime use. The openness of the site combined with its historic past and proximity to neighbouring listed buildings suggests that the development of the site has the potential to have a significant effect on this objective, although this is uncertain until such time as the detailed scale, design and layout of the development are known.	-?	The policy states that development will be supported where an assessment of non-designated heritage assets is carried out and appropriate mitigation measures put in place if required. However the policy makes no reference to designated heritage assets. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and	8(a) Landscape	-?	The site is directly adjacent to, although not within, the Kent Downs AONB. The openness of the site combined with its close proximity to the AONB result in the potential for minor adverse effects on the landscape, although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	0?	The policy states that development proposal will be supported where existing trees and hedgerows within/around perimeter of site are retained and enhanced as part of a comprehensive landscaping scheme. The northern building edge should be fragmented and softened with a strong landscape buffer and the proposal should acknowledge the surrounding urban grain, fronting dwellings on to existing streets and following the existing built edge where possible. Therefore the effect is



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND7	Justification
townscape.					negligible uncertain, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	--?	The site contains the vast majority of the open land between the settlement of Lympne to the east and the Lympne Industrial Park. Whilst the industrial park is not a standalone settlement, in landscape terms it does represent an isolate and defined urban area. Development of the entire site would result in the perceived coalescence of Lympne with the neighbouring Lympne Industrial Park, with a significant adverse effect on this part of the objective. There is an element of uncertainty attached to this effect until such time as the detailed design, scale and landscaping of the site are known,	--?	While the policy outlines requirements for the design, layout and landscaping of the site should seek to reduce adverse effects on the character of the AONB, no mention is made for the need to mitigate the appearance of settlement coalescence. As development of the entire site would result in the perceived coalescence of Lympne with the neighbouring Lympne Industrial Park, a significant adverse effect on this part of the objective.
	8(c) Townscape: regeneration	0	Much of the site is located on the former Lympne airfield, which can be considered to be previously developed land (including hardstanding); however, there are no longer any significant buildings within this relatively large site, and much of the hardstanding has become overgrown with vegetation, giving this previously developed site a relatively rural and open character. Therefore, the development of the site is not considered to have a significant effect on the regeneration of Lympne.	0	The policy makes no reference to townscape regeneration. This previously developed site is relatively rural and open in character. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase	10(a) Reduce the need to travel	++	The site is directly adjacent to an employment area.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of an employment area a significant positive effect is expected for

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND7	Justification
opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.					this objective.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	0?	Much of the site is located on the former Lympne airfield, which can be considered to be previously developed land (including hardstanding); however, there are no longer any significant buildings within this relatively large site, and much of the hardstanding has become overgrown with vegetation, giving this previously developed site a relatively rural and open character. However, the much of the site can no longer be considered as greenfield land. Overall, a negligible uncertain effect is recorded against this part of the objective.	0?	The policy makes no reference to the efficiency of land use. Much of the site is located on the former Lympne airfield, which can be considered to be previously developed land (including hardstanding); however, there are no longer any significant buildings within this relatively large site, and much of the hardstanding has become overgrown with vegetation, giving this previously developed site a relatively rural and open character. However, the much of the site can no longer be considered as greenfield land. Overall, a negligible uncertain effect is recorded against this part of the objective.
	11(b) Soil quality and quantity	0	Approximately 25% of the site is on land classified as being of Grade 2 and 3 quality; however, the site is considered to be contaminated. Therefore, the arable value of the soil within the site is already considered to have been compromised. Therefore, a negligible effect is recorded against this portion of the objective.	0	The policy makes no reference to graded agricultural land. Therefore, a negligible effect is recorded against this portion of the objective
	11(c) Land contamination	++	The site is considered to be contaminated. Housing allocations located on contaminated land would be required to remediate the land during construction and therefore a significant positive effect is likely.	++	The policy states that development proposals will be supported where contaminated land is fully remediated prior to construction works. Therefore, the policy is considered to have a significant positive effect on this objective
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 209	Justification	Policy ND7	Justification
				for limestone Hythe formation (Kentish Ragstone) in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	-?	The Water Cycle Study identified a potential capacity issue in the strategic wastewater link between the Westenhanger and Lypne area and Sellindge wastewater treatment works. It is therefore assumed that residential allocations in the Lypne area have the potential for minor adverse effects on this SA objective with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge wastewater treatment works or whether such a link will be secured, e.g. via developer contributions. The site does not fall within a Groundwater Source Protection Zone.	0	The policy states that development proposals will be supported where adequate waste water infrastructure has been provided. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not a designated area of open space.	0	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and North Downs Scarp and an attractive backdrop to development.

**Policy ND8 – Land at Rear of Barnstormers, Stone Street, Stanford**

**SHLAA Reference Number: 613**

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 613	Justification	Policy ND8	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.		0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		0	The site is not within convenient walking distance of any services or facilities.	0	The policy makes no reference to the provision of services or facilities. As the site is already only within convenient walking distance of two types of services/facilities the policy is considered to have a negligible effect on this objective.
4. Reduce crime and the fear of crime.		0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having	5(a) Affordable housing	++	The site is 0.5a and is expected to be able to accommodate 5 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District	++	The policy supports 5 dwellings on a 0.5ha site, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 613	Justification	Policy ND8	Justification
regard to the needs of all sections of society, including the elderly.	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 5 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people.	0	The policy supports an allocation of 5 dwellings. A negligible effect is likely due to the low potential for the site to deliver homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	To the north west the site immediately adjoins the Grade II Listed Stanford Windmill. Therefore, the site contributes to the wider setting of these important historic assets. Its development has the potential to have a significant adverse effect on the special character and setting of the historic assets within the immediate vicinity. This effect is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.	-?	The policy states that development proposals will be supported where an assessment of the impact on the setting of Stanford Windmill is carried out and the setting preserved or enhanced. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	0?	The site is partially within 1km of the AONB although the development would be screened from the wider AONB by existing development. A negligible rather than minor negative effect on the character of the AONB is therefore likely although this would be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development..	++?	The policy states that development proposals will be supported where the proposals achieves the highest quality design of both buildings and surrounding space and reinforces local rural distinctiveness. Therefore, the policy is considered to have a minor positive uncertain effect on this objective, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Westenhanger with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	++?	The site is on land that has been previously developed. Redevelopment of the site is considered to make a	++?	Development proposals will be supported where the proposal achieves the highest quality design of both buildings and

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 613	Justification	Policy ND8	Justification
			significant contribution to the regeneration of the wider townscape, although there is some uncertainty relating to the appropriateness of the design of the development.		surrounding space and reinforces local rural distinctiveness. Therefore, the policy is considered to have a significant positive effect on this objective. However this is uncertain until the detailed scale, design and layout of the development are known.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the site is made up of undesignated greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 800m of a railway station.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site is on previously developed land. This is considered to represent a more efficient use of land compared to developing on greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	-	Almost all of the site sits within Grade 3 agricultural land.	-	The policy makes no reference to graded agricultural land. As almost all of the site sits within Grade 3 agricultural land, a minor negative effect is expected.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 613	Justification	Policy ND8	Justification
	11(d) Minerals safeguarding	?	The site has been identified as being within a Mineral Safeguarding Area for silica sand/construction sand – sandstone: Folkestone formation in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for silica sand/construction sand – sandstone: Folkestone formation in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The Water Cycle Study identified a potential capacity issue in the strategic wastewater link between the Westenhanger and Lympe area and Sellindge wastewater treatment works. It is therefore assumed that residential allocations in the parish of Stanford could have the potential for minor adverse effects on this SA objective with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge wastewater treatment works or whether such a link will be secured, e.g. via developer contributions. The site does not fall within a Groundwater Source Protection Zone.	-?	The policy makes no reference to the quality of groundwater. As there is a potential capacity issue in the strategic wastewater link, a minor negative uncertain effect is expected.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

**Recommendations:** The racecourse site as a whole would be an appropriate candidate for a master plan which could include the future operation and appearance of the Westenhanger Castle. Incorporating allotments onsite would help to offset the loss of Grade 1 and 2 agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 204a	Justification	Policy ND9	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District’s SFRA (2015) as at risk of ‘extreme’, ‘significant’ or ‘moderate’ flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is not within convenient walking distance of any services or facilities.	0	The policy makes no reference to the provision of services or facilities. As the site is already is only within convenient walking distance of two types of services/facilities the policy is considered to have a negligible effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective



SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 204a	Justification	Policy ND9	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	+	The policy supports an allocation of 11 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 20 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is expected to be able to accommodate 11 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site is in a rural location and part of the settlement of Westenhanger. The site is within 200m of Westenhanger Castle which is a Scheduled Monument, 250m of Westenhanger Manor and Barn, both Grade I Listed Buildings, and partially within 500m of the Sandling Park Registered Park and Garden. Driving through the present racecourse is how one first experiences the historic site. Therefore, the site contributes to the wider setting of these important historic assets. The land within the site is recognised as previously developed land associated with racecourse; however, the vast majority of the land is open and rural in nature. Therefore, its development has the potential to have a significant adverse effect on the special character and setting of the historic assets within the immediate vicinity. This effect is uncertain as the actual effects on historic assets will depend on the exact scale, design and layout of the new development.	-?	The policy states that development proposals will be supported where an assessment of the impact of development on the setting of nearby Scheduled and Grade I Listed Westenhanger Castle has been sort and adhered to ensuring the layout of development protects its setting. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 204a	Justification	Policy ND9	Justification
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	-?	This relatively rural and open site is within 1km of the Kent Downs AONB. There is therefore potential for minor negative effects on the wider landscape, although this is uncertain until the specific design, scale and layout of the new development are known.	0?	The policy states that development proposals will be supported where the proposal achieves the highest quality design of both buildings and surrounding space and reinforce local rural distinctiveness. Existing trees and hedgerows within/around perimeter of site are also to be retained and enhanced. Therefore the effect is negligible uncertain, until such time as the detailed scale, design and layout of the development are known
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Westenhanger with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The land within the site is recognised as previously developed land associated with racecourse; however, the vast majority of the land is open and rural in nature. Therefore, its development is not considered to make a significant contribution to the regeneration of the area.	0	The policy makes no reference to townscape regeneration. This previously developed site is relatively rural and open in character. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable	++	The site is directly adjacent to Westenhanger train station as well as a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 204a	Justification	Policy ND9	Justification
will result in significant traffic congestion.	transport modes				for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The land within the site is recognised as previously developed land associated with racecourse; however, the vast majority of the land is open and rural in nature. Overall, the development of this site represents a more efficient use of land compared to developing on greenfield sites.	+	The policy makes no reference to efficiency of land use. As the site sits on previously developed land a minor positive effect is expected.
	11(b) Soil quality and quantity	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.	--	The policy makes no reference to graded agricultural land. As the site is wholly within an area of Grade 1 and 2 agricultural land, a significant negative effect is therefore likely.
	11(c) Land contamination	0	The site itself is not considered to be contaminated but is directly adjacent to an area of contaminated land.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as a Mineral Safeguarding Area for Silica Sand/ Construction Sand-Sandstone: Folkestone Formation in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for silica sand/construction sand – sandstone: Folkestone formation in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The Water Cycle Study identified a potential capacity issue in the strategic wastewater link between the Westenhanger and Lympne area and Sellindge wastewater treatment works. It is therefore assumed that residential allocations in the parish of Stanford could have the potential for minor adverse effects on this SA objective with uncertainty relating to whether the development is of sufficient size to require a new link to Sellindge wastewater treatment works or whether such a link will be secured, e.g. via developer contributions. The site does not fall within a Groundwater	0	The policy states that development proposals will be supported where the development ensures that there is no adverse impact on water quality from wastewater overflow. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 204a	Justification	Policy ND9	Justification
		Source Protection Zone.		
13. Use water resources efficiently.	0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The site is not a designated area of open space.	+	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development. Therefore, the policy is considered to have a minor positive effect on this objective.

**Recommendations:** Providing allotments onsite could offset the loss of Grade 3 agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 635	Justification	Policy ND10	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of a post office. There are no other services within close proximity.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance a post office, a negligible effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 635	Justification	Policy ND10	Justification
			objective will be assumed to be negligible.		
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is expected to be able to accommodate 9 dwellings, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District.	+	The policy supports an allocation of 11 dwellings,, 1-2 of which will be required to be affordable. This is considered to make a positive contribution to the provision of affordable homes in the District. The policy also requires at least two affordable dwellings are provided on site in accordance with Policy CSD1.
	5(b) Dwellings for older people	0	The site is expected to be able to accommodate 9 dwellings. A site of this size would have limited potential for providing homes for older people.	++	The policy supports an allocation of 11 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District. The policy also requires a mix of dwelling types and sizes in accordance with Policy CSD2
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site forms part of the settlement of Stelling Minnis. There are no heritage assets within close proximity. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened from the wider AONB due to open views from the south-west. Therefore, there is potential for significant negative effects on the wider the landscape, although this is uncertain until the specific	-?	The policy states that development proposals will be supported where the proposal achieves the highest quality design of both buildings and surrounding space and reinforces local rural distinctiveness to help maintain the Kent Downs AONB as a special place. The proposal should acknowledge surrounding street patterns and urban grain, fronting

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 635	Justification	Policy ND10	Justification
the landscape and townscape.			design and layout of the new development are known.		dwelling on to existing streets and following the existing built edge where possible. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Stelling Minnis with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The majority of the site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		-?	The site is within 250m Stelling Minnis Common and Church Wood Local Wildlife Site. A minor negative effect is therefore likely although this will be uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	+	The policy states that development proposals will be supported where biodiversity enhancement measures are incorporated into the design of the development. Therefore, the policy is considered to have a minor positive effect on this objective
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of two bus stops, both of which are directly adjacent.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and	11(a) Efficient use of land	-	The majority of this site is on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 635	Justification	Policy ND10	Justification
safeguard soils, geology and economic mineral reserves.	11(b) Soil quality and quantity	-	The whole site is on Grade 3 agricultural land.	-	The policy makes no reference to graded agricultural land. As the site is on Grade 3 agricultural land , a minor negative effect is expected.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	?	The land within the site has been identified as being within a Mineral Safeguarding Area for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Areas for brickearth (other areas) in the Kent Minerals and Waste Plan 2013-2030, an uncertain effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Stelling Minnis which is not considered to have waste water capacity issues. The site is not within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development. Therefore, the policy is considered to have a minor positive effect on this objective.



**Recommendations:** Providing allotments on site could reduce offset loss of Grade 3 agricultural land.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 1003	Justification	Policy ND11	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The only service or facility within convenient walking distance of the site is a post office. A negligible effect is likely.	0	The policy makes no reference to the provision of services or facilities. As the site is already only within convenient walking distance of a post office, the policy is considered to have a negligible effect on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1003	Justification	Policy ND11	Justification
			objective will be assumed to be negligible.		
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is expected to be able to accommodate 63 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 25 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 63 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation of 25 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		0?	The site adjoins the settlement of Densole. There are no heritage assets within close proximity of the site. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0?	The policy makes no reference to heritage assets. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site lies within the Kent Downs AONB. Although the site is near to existing development, it is not considered that it would be adequately screened from views in the wider AONB due to open views to the west and a significant negative effect is likely, although potential effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development.	-?	The policy states that development proposals will be supported where the proposal achieves the highest quality design of both buildings and surrounding space and reinforces local rural distinctiveness to help maintain the Kent Downs AONB as a special place. Existing trees and hedgerows within/around perimeter of site should also be retained and enhanced and the western building edge fragmented and softened with a strong landscape buffer. Therefore the effect is minor negative uncertain, until such time as the detailed scale, design and layout of the development are known.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1003	Justification	Policy ND11	Justification
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Densole with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site sits on undeveloped land. This is not considered to be an efficient use of land compared to developing on brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	-	Almost all of the site sits within Grade 3 agricultural land.	-	The policy makes no reference to efficiency of graded agricultural land. As the site sits in Grade 3 agricultural land, a minor negative effect is expected.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 1003	Justification	Policy ND11	Justification
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Zone.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Swingfield which is not considered to have waste water capacity issues; however, the site falls within a Groundwater Source Protection Zone. A minor negative although uncertain effect is likely as the actual effect would relate to the construction activities (e.g. dewatering) and mitigation that would be employed.	0	The policy states that development proposals will be supported where measures are taken to avoid pollution to groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not in a designated area of open space.	+	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development. Therefore, the policy is considered to have a minor positive effect on this objective.

**Recommendations:** The design of the development should seek to minimise effects on the character of the AONB and setting of the nearby Listed Buildings. Mitigation/enhancement measures should be investigated to avoid adverse effects on the Folkestone to Etchinghill Escarpment SSSI.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal		
	SHLAA Site 418	Justification	Policy ND12	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.	
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.	
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of outdoor sports and recreational facilities and open spaces. There are no other services within convenient walking distance.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of two types of services/facilities a negligible effect is likely on this objective.	
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a negligible effect on this objective	
5. Improve the	5(a)	++	The site is expected to be able to accommodate 30	++	The policy supports an allocation of 30 dwellings, 30% of

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 418	Justification	Policy ND12	Justification
provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	Affordable housing		dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.		which will be required to be affordable dwellings, This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 30 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The policy supports an allocation 30 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within a rural location and adjoins the settlement of Etchinghill. The site is within 250m of four Grade II Listed Buildings within the village's historic core, which designated as a Conservation Area. Development within the site has the potential to have a significant adverse effect on the setting of these listed buildings; however this is uncertain until such time as the detailed scale, design and layout of the development are known.	-?	The site is within 250m of four Grade II Listed Buildings within the village's historic core, which designated as a Conservation Area. However, the policy states that the design of the development should seek to minimise effects on the setting of the nearby Listed Buildings. Therefore, development within the site has the potential to have a minor adverse effect on the setting of these listed buildings; however this is uncertain until such time as the detailed scale, design and layout of the development are known.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	The site sits within a rural location adjacent to the village of Etchinghill within the Kent Downs AONB. There is therefore the potential for significant negative effects on landscape, although potential effects will be uncertain until the design, scale and layout of the new development are known.	-?	The policy states that development proposals will be supported where the proposal achieves the highest quality of design of both buildings and surrounding space and reinforces local rural distinctiveness to help maintain the Kent Downs AONB as a special place. Existing trees and hedgerows within/around perimeter of site are also to be retained and enhanced and a strong landscape buffer provided along the southern and south east boundary. Therefore the effect is minor negative uncertain, until such time as the detailed

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 418	Justification	Policy ND12	Justification
					scale, design and layout of the development are known
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Etchinghill with neighbouring settlements.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		-?	The site is within 250m of Folkestone to Etchinghill Escarpment SSSI and an Ancient Woodland Inventory site. A minor negative effect is likely although this will be uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.	-?	The policy makes no reference to biodiversity. As the site is within 250m of Folkestone to Etchinghill Escarpment SSSI and an Ancient Woodland Inventory site, a minor negative effect is likely although this will be uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within convenient walking distance of a number of bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.
11. Use land efficiently and safeguard soils, geology and	11(a) Efficient use of land	-	The site is on undeveloped land. This represents less efficient use of land compared with developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil	0	The site is not within a graded area of agricultural land.	0	The policy makes no reference to graded agricultural land.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 418	Justification	Policy ND12	Justification
economic mineral reserves.	quality and quantity				Therefore, the policy is considered to have a negligible effect on this objective.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		0	The site is within the parish of Lyminge which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.	0	The policy makes no reference to the quality of groundwater. Therefore, the policy is considered to have a negligible effect on this objective.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.	+	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development. Therefore, the policy is considered to have a minor positive effect on this objective.



**Recommendations:** The Incorporating allotments onsite would help to offset the loss of Grade 3 agricultural land. The development should avoid adverse effects on groundwater.

The design of the development should seek to minimise effects on the setting of the nearby heritage assets.

SA Objectives	Policy-off Appraisal		Preferred Policy Appraisal	
	SHLAA Site 419	Justification	Policy ND13	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The land within the site is not within Flood Zones 2 or 3 or identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The location of housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.	0	The policy makes no reference to domestic energy consumption or the potential for renewable energy use. These factors are influenced by design and construction methods encouraged through detailed development management policies. Therefore, the policy is considered to have a negligible effect on this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The site is within convenient walking distance of outdoor sports and recreational facilities and open spaces. There are no other services within convenient walking distance.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of two types of services/facilities a negligible effect is likely on this objective.
4. Reduce crime and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting, not by the location of development sites. Therefore, at this stage in the Plan-making process, all site	0	The effects of new developments on levels of crime and fear of crime depend on detailed design factors, such as the incorporation of green space or the use of appropriate lighting. The policy makes no reference to design factors such as these. Therefore, the policy is considered to have a

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 419	Justification	Policy ND13	Justification
			allocations are assumed to have a negligible effect.		negligible effect on this objective
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	++	The site is 0.74 ha and is expected to be able to accommodate 10 dwellings, 30% of which will be required to be affordable dwellings. This is considered to be a moderate contribution to the provision of affordable homes in the District.	++	The policy supports an allocation of 11 dwellings on a 0.74 ha site, 30% of which will be required to be affordable dwellings. This is considered to be a significant contribution to the provision of affordable homes in the District.
	5(b) Dwellings for older people	++	The site is expected to be able to accommodate 10 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.	++	The site is expected to be able to accommodate 10 dwellings, 20% of which will be required to meet Lifetime Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.
6. Support the creation of high quality and diverse employment opportunities.		0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to employment provision. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within a rural location and adjoins the settlement of Etchinghill. The site is within 250m of five Grade II Listed Buildings within the village's historic core, which designated as a Conservation Area. Development within the site has the potential to have a significant adverse effect on the setting of these listed buildings; however this is uncertain until such time as the detailed scale, design and layout of the development are known.	--?	The policy makes no reference to heritage assets. The site is within 250m of five Grade II Listed Buildings within the village's historic core, which designated as a Conservation Area. Development within the site has the potential to have a significant adverse effect on the setting of these listed buildings; however this is uncertain until such time as the detailed scale, design and layout of the development are known
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of	8(a) Landscape	-?	The site lies within the Kent Downs AONB. The site is bound by existing residential development and trees, screening the site from the wider landscape and the AONB. Therefore, a minor negative effect is recorded, although potential effects will be uncertain until the design, scale and layout of development is known.	0?	The policy states that development proposals will be supported where the proposal achieves the highest quality of design of both buildings and surrounding space, and reinforces local rural distinctiveness to help maintain the Kent Downs AONB as a special place. The highest quality materials should be used and traditional building techniques employed.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 419	Justification	Policy ND13	Justification
the landscape and townscape.					Existing trees and hedgerows within/around perimeter of site are to be retained and enhanced. Therefore the effect is negligible uncertain, until such time as the detailed scale, design and layout of the development are known.
	8(b) Settlement character: coalescence	0?	The site lies between the settlement of Etchinghill and the settlement of Lyminge; however, the village of Etchinghill extends northwards along the full length of the site's western edge and there is further ribbon development to the north. Therefore the development of the site is not considered to make a significant contribution to the coalescence of these neighbouring settlements. This effect is uncertain until the detailed design, layout and landscaping of the site is known.	0?	The policy makes no reference to settlement coalescence. The site lies between the settlement of Etchinghill and the settlement of Lyminge; however, the village of Etchinghill extends northwards along the full length of the site's western edge and there is further ribbon development to the north. Therefore the development of the site is not considered to make a significant contribution to the coalescence of these neighbouring settlements. This effect is uncertain until the detailed design, layout and landscaping of the site is known.
	8(c) Townscape: regeneration	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.	0	The policy makes no reference to townscape regeneration as the site sits on undeveloped land. Therefore, the policy is considered to have a negligible effect on this objective.
9. Conserve and enhance biodiversity.		0?	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.	0?	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed due to the potential for impacts on undesignated areas of biodiversity interest.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.	0	The policy makes no reference to reducing the need to travel. The site is not within convenient walking distance of an employment area or shopping parade. Therefore, the policy is considered to have a negligible effect on this objective
	10(b) Increase opportunities to choose sustainable	++	The site is within convenient walking distance of three bus stops.	++	The policy makes no reference to sustainable transport. As the site is already within convenient walking distance of a number of bus stops a significant positive effect is expected for this objective.

SA Objectives		Policy-off Appraisal		Preferred Policy Appraisal	
		SHLAA Site 419	Justification	Policy ND13	Justification
will result in significant traffic congestion.	transport modes				
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	The site is on undeveloped greenfield land. This represents a less efficient use of land compared to developing brownfield sites.	-	The policy makes no reference to efficiency of land use. As the site sits in an area of undeveloped greenfield land, a minor negative effect is expected.
	11(b) Soil quality and quantity	-	The site is wholly on Grade 3 agricultural land.	-	The policy makes no reference to graded agricultural land. As the site is wholly on Grade 3 agricultural land, a minor negative effect is expected.
	11(c) Land contamination	0	The site is not considered to be contaminated.	0	The policy makes no reference to land contamination. Therefore, the policy is considered to have a negligible effect on this objective.
	11(d) Minerals safeguarding	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding. Therefore, the policy is considered to have a negligible effect on this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.		-?	The site is within the parish of Lyminge which is not considered to have waste water capacity issues; however, the site does fall within a Groundwater Source Protection Zone. A minor negative effect is therefore likely although this is uncertain and would be dependent on the construction activities (e.g. dewatering) and mitigation that would be employed.	-?	The policy makes no reference to the quality of groundwater. The site does fall within a Groundwater Source Protection Zone. A minor negative effect is therefore likely although this is uncertain and would be dependent on the construction activities (e.g. dewatering) and mitigation that would be employed.
13. Use water resources efficiently.		0	Development standards in relation to water efficiency are not related to a development site's location.	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this objective.
14. Protect and enhance open space and ensure that it meets local needs.		0	The site is not a designated area of open space.	+	The policy states that development proposals will be supported where open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development. Therefore, the policy is considered to have a minor positive effect on this objective

## Preferred Development Management Policies

### Policy UA1- Folkestone Town centre

Policy UA1- Folkestone Town centre		
SA Objectives	Policy UA1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	Planning permission will be granted for development that provides for a range of town centres uses that add to the vitality and viability of the town centre. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	+	Active and diverse town centre frontages can help create more dynamic streets, promoting passive surveillance which could help reduce crime and the fear of crime. A minor positive effect is therefore likely for this objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The policy also seeks to promote an evening economy, which will help support a diverse range of employment opportunities. A significant positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	For development proposals that fall within the town centre, permission will be permitted provided that the overall design reflects the local character in which it is located and the impact of any car parking is reduced by site location and appropriate landscaping. A minor positive effect is therefore likely for this objective.

<b>Policy UA1- Folkestone Town centre</b>		
<b>SA Objectives</b>	<b>Policy UA1</b>	<b>Justification</b>
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	For development proposals that fall within the town centre, permission will be permitted provided that it can be demonstrated that the site is in an accessible location and well connected to the town centre that would encourage people to walk, cycle and use public transport. A minor positive effect is therefore likely for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy UA2- Cheriton Local Centre

Policy UA2- Cheriton Local Centre		
SA Objectives	Policy UA2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy seeks to retain the vitality and viability of Cheriton Local Centre by allowing a variety of uses to create a diverse frontage. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	+	Active and diverse town centre frontages can help create more dynamic streets, promoting passive surveillance which could help reduce crime and the fear of crime. A minor positive effect is therefore likely for this objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy seeks to retain the vitality and viability of Cheriton Local Centre by allowing a variety of uses to create a diverse frontage. This should help attract consumers and create more employment opportunities. A minor positive effect is therefore likely for this objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy seeks to avoid continuous frontage of three or more A3 units. This will promote the diversity of the streetscape and could help improve the physical appearance of the centre. A minor positive effect is therefore likely for this objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy UA2- Cheriton Local Centre</b>		
<b>SA Objectives</b>	<b>Policy UA2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy UA3- Sandgate Local Centre

Policy UA3- Sandgate Local Centre		
SA Objectives	Policy UA3	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy seeks to safeguard existing local shopping facilities, which are vital elements of vibrant and sustainable settlements. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	+	Active town centre frontages can help create more dynamic streets, promoting passive surveillance which could help reduce crime and the fear of crime. A minor positive effect is therefore likely for this objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy seeks to retain the vitality and viability of Sandgate Local Centre by safeguarding existing local-scale shopping facilities. This should help attract consumers and create more employment opportunities. A minor positive effect is therefore likely for this objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy seeks to avoid continuous frontage of two or more A1 units. This will promote the diversity of the streetscape and could help improve the physical appearance of the centre. A minor positive effect is therefore likely for this objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy UA3- Sandgate Local Centre</b>		
<b>SA Objectives</b>	<b>Policy UA3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy UA5- Former Harbour Railway Line**

<b>Policy UA5- Former Harbour Railway Line</b>		
<b>SA Objectives</b>	<b>Policy UA5</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	++	The policy seeks to provide a cycle and pedestrian route to the harbour which is likely to encourage the uptake of more sustainable means of transport and reduce the associated greenhouse gas emissions. A significant positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy seeks to improve access to the harbour development through active travel and increased parking. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy seeks to provide additional parking along this route to serve tourists and visitors to the harbour and seafront. This will increase access to tourism facilities and help ensure the vitality of the tourism industry. A minor positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy UA5- Former Harbour Railway Line</b>		
<b>SA Objectives</b>	<b>Policy UA5</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	++	The policy seeks to provide a cycle and pedestrian route to the harbour which is likely to encourage the uptake of more sustainable means of transport and reduce traffic congestion. A significant positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy UA20 - Hythe Town Centre

Policy UA20 - Hythe Town Centre		
SA Objectives	Policy UA20	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	Planning permission will be granted for development that provides for a range of town centres uses that add to the vitality and viability of the town centre. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	+	Active and diverse town centre frontages can help create more dynamic streets, promoting passive surveillance which could help reduce crime and the fear of crime. A minor positive effect is therefore likely for this objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy seeks to retain the vitality and viability of Hythe Town Centre by safeguarding the existing varied uses of the High street. This should help attract consumers and create more employment opportunities. A minor positive effect is therefore likely for this objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	For development proposals that fall within the town centre, permission will be permitted provided that the overall design reflects the local character in which it is located and the impact of any car parking is reduced by site location and appropriate landscaping. A minor positive effect is therefore likely for this objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy UA20 - Hythe Town Centre</b>		
<b>SA Objectives</b>	<b>Policy UA20</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	++	For development proposals that fall within the town centre, permission will be permitted provided that it can be demonstrated that the site is in an accessible location and well connected to the town centre that would encourage people to walk, cycle and use public transport. A significant positive effect is therefore likely for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy RM1 - New Romney Town Centre

Policy RM1 - New Romney Town Centre		
SA Objectives	Policy RM1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	Planning permission will be granted for development that provides for a range of town centres uses that add to the vitality and viability of the town centre. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	+	Active and diverse town centre frontages can help create more dynamic streets, promoting passive surveillance which could help reduce crime and the fear of crime. A minor positive effect is therefore likely for this objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy seeks to retain the vitality and viability of New Romney Town Centre by safeguarding the existing varied uses of the High street. This should help attract consumers and create more employment opportunities. A minor positive effect is therefore likely for this objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	For development proposals that fall within the town centre, permission will be permitted provided that the overall design reflects the local character in which it is located and the impact of any car parking is reduced by site location and appropriate landscaping. A minor positive effect is therefore likely for this objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy RM1 - New Romney Town Centre</b>		
<b>SA Objectives</b>	<b>Policy RM1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	++	For development proposals that fall within the town centre, permission will be permitted provided that it can be demonstrated that the site is in an accessible location and well connected to the town centre that would encourage people to walk, cycle and use public transport. A significant positive effect is therefore likely for this objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy HB1 – Quality Places Through Design

Policy HB1 – Quality Places Through Design		
SA Objectives	Policy HB1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The policy states that planning permission will be granted for major development where the proposal facilitates and enables circulation and ease of movement within the locality for all users, promoting low vehicle speeds, integrated resident and visitor parking and prioritising active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance whilst maximising legibility. This will help encourage healthier lifestyles and make facilities and services more easily accessible. A minor positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	+	The policy prioritises active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance whilst maximising legibility. This will help reduce the fear of crime. A minor positive effect is therefore likely for this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+/-	The policy relates to the incorporation of good design into all development proposals in the District, including housing. This may result in dwellings within Basildon being of a higher standard in terms of natural lighting, ventilation, privacy etc. leading to the provision of decent homes and a minor positive effect on this objective. However the policy could potentially have a minor negative effect on this objective whereby design criteria cannot be met or where high quality design criteria requirements render housing developments less viable. A mixed effect is therefore likely on this objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy states that planning permission will be granted for major development where the proposal makes a positive contribution to its location and surroundings, enhancing integration whilst also respecting existing buildings and land uses, particularly with regard to layout, scale, form, density and materiality so as to ensure all proposals create places of character. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy states that planning permission will be granted for major development where the proposals create, enhance, improve and integrate areas of public open space, green infrastructure, biodiversity and other public realm assets. A minor positive effect is therefore likely for this SA objective.

<b>Policy HB1 – Quality Places Through Design</b>		
<b>SA Objectives</b>	<b>Policy HB1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	The policy prioritises active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance whilst maximising legibility. A minor positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	+	The policy states that planning permission will be granted for major development where the proposals create, enhance, improve and integrate areas of public open space, green infrastructure, biodiversity and other public realm assets. A minor positive effect is therefore likely for this SA objective.

## Policy HB2 – Cohesive Design

Policy HB2 – Cohesive Design		
SA Objectives	Policy HB2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy states that development will be permitted if it accords well and/or 'speaks to' the existing locality, where the site and surroundings are physically and visually interrelated in respect of building form, mass, height, and elevational details. Proposals should also ensure that the local character is protected, particularly with regards to sky and tree lines, and the protection of spaces between the buildings. A significant positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB2 – Cohesive Design</b>		
<b>SA Objectives</b>	<b>Policy HB2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy HB3 – Development of Residential Gardens**

<b>Policy HB3 – Development of Residential Gardens</b>		
<b>SA Objectives</b>	<b>Policy HB3</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy states that development proposals involving the complete or partial redevelopment of residential garden land will be permitted provided that the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment; and that the size of plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of existing and surrounding buildings, the amenity of adjoining residents. A significant positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy states that development proposals involving the complete or partial redevelopment of residential garden land will be permitted provided that any loss of biodiversity value on the site will be mitigated, and where practicable measures to enhance biodiversity through habitat creation or improvement are incorporated.

<b>Policy HB3 – Development of Residential Gardens</b>		
<b>SA Objectives</b>	<b>Policy HB3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy HB4 – Alterations and Extensions to Existing Buildings

Policy HB4 – Alterations and Extensions to Existing Buildings		
SA Objectives	Policy HB4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy states that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roofline, and detailing of the original building and should not adversely affect the amenity enjoyed by the occupiers of neighbouring properties or have a detrimental impact upon the street scene, either in itself or on a cumulative basis. A significant positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB4 – Alterations and Extensions to Existing Buildings</b>		
<b>SA Objectives</b>	<b>Policy HB4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



**Policy HB5 – Internal and External Space Standards**

<b>Policy HB5 – Internal and External Space Standards</b>		
<b>SA Objectives</b>	<b>Policy HB5</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	++	The policy seeks to ensure that the nationally described space standards are implemented wherever viable. A significant positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	In the case of certain types of conversions, including those in Conservation Areas, an area of private garden for the exclusive use of the residents of a set of flats, provided pro rata, may be acceptable in place of individual balconies or terraces. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB5 – Internal and External Space Standards</b>		
<b>SA Objectives</b>	<b>Policy HB5</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	+	The policy states that planning permission will be granted for all new development and conversions where the proposed scheme provides an area of private open space (A private usable balcony area with a minimum depth of 1.5m or an area of private garden for the exclusive use of an individual dwelling house of at least 10m in depth and the width of the dwelling) for each new or converted dwelling. A minor positive effect is therefore likely for this SA objective.

## Policy HB6 – Self Build/Custom Build Development

Policy HB6 – Self Build/Custom Build Development		
SA Objectives	Policy HB6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	++	The policy requires all sites within the Folkestone and Hythe Urban Area delivering more than 40 dwellings to supply no less than 5% of dwelling plots for sale to self or custom builders on the districts Register. Within the North Downs and Romney Marsh Areas sites delivering more than 20 dwellings must supply no less than 5% of dwelling plots for sale to self or custom builders on the districts Register. The policy will contribute to the availability of self and custom build plots increasing choice and meeting the needs of the district, resulting in a significant positive effect for this objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB6 – Self Build/Custom Build Development</b>		
<b>SA Objectives</b>	<b>Policy HB6</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy HB7 – Local Needs Housing in Rural Areas**

<b>Policy HB7 – Local Needs Housing in Rural Areas</b>		
<b>SA Objectives</b>	<b>Policy HB7</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	++	The policy supports local needs housing development. This will contribute to the variety of housing supply in the district. A significant positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy states that planning permission will be granted for proposals for local needs housing development within or adjoining villages of a suitable scale and type to meet identified needs provided that the site is well related in scale and setting, to the village and its services and is capable of development without significant adverse countryside, conservation, environmental or highway safety impact. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB7 – Local Needs Housing in Rural Areas</b>		
<b>SA Objectives</b>	<b>Policy HB7</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy HB8 – Residential Dwellings in the Countryside**

<b>Policy HB8 – Residential Dwellings in the Countryside</b>		
<b>SA Objectives</b>	<b>Policy HB8</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	++	The policy will allow for a greater choice and improved quality of homes in the countryside. . A significant positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy states that planning permission will be granted for replacement dwellings located in the countryside provided that it can be demonstrated that the scale, bulk, massing, location within the site, and materials used does not harm the wider landscape, the functioning of neighbouring uses or the amenities of nearby residents
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB8 – Residential Dwellings in the Countryside</b>		
<b>SA Objectives</b>	<b>Policy HB8</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	The policy allows for the re-use of redundant buildings. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy HB9 – Conversion and Reconfiguration of Residential Care Homes and Institutions

Policy HB9 – Conversion and Reconfiguration of Residential Care Homes and Institutions		
SA Objectives	Policy HB9	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	++	The policy allows for planning permission to be granted for the conversion of a residential care home/ institution (C2) to residential (C3). This will contribute to the variety of housing supply in the district. A significant positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	The local planning authority will seek to avoid the demolition of an existing residential care home or institution in a Conservation Area or where the building contributes to the character of the area. A minor positive effect is therefore likely for this SA objective
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB9 – Conversion and Reconfiguration of Residential Care Homes and Institutions</b>		
<b>SA Objectives</b>	<b>Policy HB9</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	The policy states planning permission will be granted for the conversion of a residential care home / institution (C2) to residential (C3), hotel/b&b (C1) or non-residential institution (D1) provided that it can be demonstrated that the building is no longer viable for the use. This allows for a more efficient use of land. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy HB10 – Development of New or Extended Residential Institutions (C2 use)**

<b>Policy HB10 – Development of New or Extended Residential Institutions (C2 use)</b>		
<b>SA Objectives</b>	<b>Policy HB10</b>	<b>Justification</b>
1. Reduce the risk of flooding, taking into account the effects of climate change.	+	Planning permission will be granted for the development of new residential institutions or the conversion of existing properties provided they are located in areas at lower risk of flooding. A minor positive effect is therefore likely for this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	+	Planning permission will be granted for the development of new residential institutions or the conversion of existing properties provided that the design and layout take account of the design policies presented within this plan, as well as sustainable construction and Building for Life 12 criteria. This will help ensure new builds are sustainable and adapted to the potential impact of climate change. A minor positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	Planning permission will be granted for the development of new residential institutions or the conversion of existing properties provided they are situated in sustainable locations with access to local services, leisure and community facilities, to include shops, healthcare and public transport. A minor positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	++	The policy supports the development of residential institutions for older people. This will contribute to the variety of housing supply in the district. A significant positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HB10 – Development of New or Extended Residential Institutions (C2 use)</b>		
<b>SA Objectives</b>	<b>Policy HB10</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	+	The policy requires that sufficient open and defensible amenity space should be provided and retained around the property for use by residents, staff and visitors. A minor positive effect is therefore likely for this SA objective.

**Policy HB11 – Accomodation of Gypsies and Travellers**

<b>Policy HB11 – Accomodation of Gypsies and Travellers</b>		
<b>SA Objectives</b>	<b>Policy HB11</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	++	The policy allows for planning permission to be granted for Gypsy and Traveller accommodation provided certain criteria are met. This will contribute to the variety of housing supply in the district. A significant positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	The policy states that planning permission for Gypsy and Traveller accommodation will be granted provided that there is no adverse effect on the visual or other essential qualities of the AONB, SSSI, national or local nature reserve or conservation area. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy states that planning permission for Gypsy and Traveller accommodation will be granted provided that there is no adverse effect on the visual or other essential qualities of the AONB, SSSI, national or local nature reserve or conservation area. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy states that planning permission for Gypsy and Traveller accommodation will be granted provided that there is no adverse effect on the visual or other essential qualities of the AONB, SSSI, national or local nature reserve or conservation area. A minor positive effect is therefore likely for this SA objective.

<b>Policy HB11 – Accomodation of Gypsies and Travellers</b>		
<b>SA Objectives</b>	<b>Policy HB11</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy E1 – Employment Sites

Policy E1 – Employment Sites		
SA Objectives	Policy E1	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.	--	The Nickolls Quarry site is wholly designated as Flood Zones 2 and 3 as well as being identified in the District's SFRA (2015) as at risk of 'extreme', 'significant' and 'moderate' coastal flooding. Therefore, there is a significant risk of flooding within the site.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The policy seeks to protect employment sites for business uses thereby supporting the economy of the district. A significant positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	--	The Ingles Manor site sits in the urban area of Folkestone and contains the Grade II Ingles Manor. The site is also within the Folkestone Leas and Bayle Conservation Area. The effect is therefore significant negative due to the potential for adverse effects on the setting of the asset and Conservation Area. In addition, there are two Scheduled Monument within 500m of the Nickolls quarry site. There is limited development between the monuments and the site. Link Park is also within 100m of Belle Vue House Grade II Listed Building. Therefore a significant negative effect is therefore likely for this objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	--?	The Hawkinge West site lies within the Kent Downs AONB. Therefore, there is potential for significant negative effects on this objective, although this is uncertain until the specific scale, design and layout of the new development is known.

Policy E1 – Employment Sites		
SA Objectives	Policy E1	Justification
9. Conserve and enhance biodiversity.	-?	The Dengemarsh site is adjacent to the Dungeness Ramsar/SAC and Dungeness, Romney Marsh and Rye Bay SSSI. A minor negative effect is likely although this is uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	++	The employment sites are in sustainable locations, within convenient walking distance of bus stops.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	The majority of the employment sites referred to in the policy are located on previously developed land. This is a more efficient use of land and so a minor positive effect is expected.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy E2 – Tourism

Policy E2 – Tourism		
SA Objectives	Policy E2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The policy seeks to promote the improvement and expansion of tourism facilities. The tourism offer is an important aspect of the economy of the district. A significant positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	Proposals that will provide new, or an upgrade to, sustainable tourism facilities, including hotels, guesthouses, bed and breakfast, self-catering accommodation and new visitor attractions will be permitted provided that the massing, materials and overall design of the proposal does not have a detrimental impact on the wider landscape, heritage assets or surrounding built form. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	Proposals that will provide new, or an upgrade to, sustainable tourism facilities, including hotels, guesthouses, bed and breakfast, self-catering accommodation and new visitor attractions will be permitted provided that the massing, materials and overall design of the proposal does not have a detrimental impact on the wider landscape, heritage assets or surrounding built form. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy states that proposals that will provide new, or an upgrade to, sustainable tourism facilities, including hotels, guesthouses, bed and breakfast, self-catering accommodation and new visitor attractions will be permitted provided that there is no detrimental impact on biodiversity assets. A minor positive effect is therefore likely for this SA objective.

<b>Policy E2 – Tourism</b>		
<b>SA Objectives</b>	<b>Policy E2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	The policy states that proposals that will provide new, or an upgrade to, sustainable tourism facilities, including hotels, guesthouses, bed and breakfast, self-catering accommodation and new visitor attractions will be permitted provided that the location is well related to the highway network and is accessible by a range of means of transport including walking and cycling and by public transport. A minor positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy E3 – Hotel/Guest Houses**

<b>Policy E3 – Hotel/Guest Houses</b>		
<b>SA Objectives</b>	<b>Policy E3</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The policy supports range of good quality accommodation in the District, which will appeal to all types of tourist and seeks to resist the loss of visitor accommodation. The conversion to other tourist related uses would be supported. This will help ensure the vitality of the tourism industry in the district. A significant positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy E3 – Hotel/Guest Houses</b>		
<b>SA Objectives</b>	<b>Policy E3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	Applications for the change of use or redevelopment of hotels/guest houses or self-catering units which would result in a loss of visitor accommodation will only be permitted where it can be shown that it is no longer practicable to use the premises as holiday accommodation. This allows for a more efficient use of land. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy E4 – Touring and Static Caravan Sites

Policy E4 – Touring and Static Caravan Sites		
SA Objectives	Policy E4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+	The policy allows for proposals for change of use to residential use provided certain criteria are met. This will contribute to the variety of housing supply in the district. A minor positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	Touring and static caravan facilities play an important part for tourism in the district by providing long and short stay self-catering accommodation, particularly along the coastline. A significant positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	Proposals for upgraded touring and static caravan sites will be permitted where the proposal would not harm the character or appearance of the countryside or coastline or conflict with other countryside and environmental protection policies. In addition proposals for change of use to residential use will only be permitted where the site does not have a significant impact on the surrounding countryside, particularly in areas of landscape importance. A minor positive effect is therefore likely for this SA objective
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy E4 – Touring and Static Caravan Sites</b>		
<b>SA Objectives</b>	<b>Policy E4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	Planning permission will be granted for the diversification of farm businesses provided that the proposal should not significantly affect the best and most versatile agricultural land. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy E5 – Farm Diversification

Policy E5 – Farm Diversification		
SA Objectives	Policy E5	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The policy supports diversification of the rural economy through the development of new farm enterprises to sustain and develop farm businesses. A significant positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	Planning permission will be granted for the diversification of farm businesses provided that there would be no detrimental impact on local amenity or the character, appearance or nature conservation value of the rural landscape. This criterion will be given additional weight in the Kent Downs Area of Outstanding Natural Beauty, and Special Landscape Areas and nature conservation designations. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy E5 – Farm Diversification</b>		
<b>SA Objectives</b>	<b>Policy E5</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	Where practicable, the proposal re-uses an existing agricultural building. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy E6 – Farm Shops

Policy E6 – Farm Shops		
SA Objectives	Policy E6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The policy supports the creation of farm shops. Farm shops to take advantage of passing trade and demands for local produce, which can improve the viability of individual farm units and diversity of the rural economy generally through providing new jobs and services. A significant positive effect is therefore likely for this SA objective
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy E6 – Farm Shops</b>		
<b>SA Objectives</b>	<b>Policy E6</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy E7 – Reuse of Rural Buildings

Policy E7 – Reuse of Rural Buildings		
SA Objectives	Policy E7	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+	The policy allows for the re-use or adaptation of rural buildings to alternative uses. Change of use to residential will contribute to the housing supply in the district. A minor positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	Planning applications for the re-use or adaptation of rural buildings to alternative uses will be approved where the proposal will not damage the fabric or character of any traditional building or the historic character and significance of the farmstead and in the case of a Heritage Asset, whether designated or not, the proposal will not damage the architectural, archaeological or historic interest of the asset or its setting. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	Planning applications for the re-use or adaptation of rural buildings to alternative uses will be approved where the proposed conversion is sympathetic to the building's intrinsic character, appearance and setting and is capable of being implemented without significant extensions or alterations to the existing building. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy E7 – Reuse of Rural Buildings</b>		
<b>SA Objectives</b>	<b>Policy E7</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	The policy allows for the re-use or adaptation of rural buildings to alternative uses will. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy E8 – Broadband Provision

Policy E8 – Broadband Provision		
SA Objectives	Policy E8	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The provision of broadband will allow for greater access to services recognising that services are increasingly delivered online. A significant positive effect is therefore likely for this objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The provision of broadband is important for businesses to grow, trade and remain competitive. A significant positive effect is therefore likely for this objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy E8 – Broadband Provision</b>		
<b>SA Objectives</b>	<b>Policy E8</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy C1 – Creating a Sense of Place

Policy C1 – Creating a Sense of Place		
SA Objectives	Policy C1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	Enhancing the physical environment will help bring people together and this is likely result in more vibrant and attractive communities and areas in the district. A significant positive effect is therefore likely for this objective.
4. Reduce crime and the fear of crime.	+	Enhancing the physical environment and creating more dynamic streets can help promote passive surveillance which could help reduce crime and the fear of crime. A minor positive effect is therefore likely for this objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+	Residential developments comprising 10 or more dwellings will be required to demonstrate a deliverable and fully resourced project for fostering a sense of place. This will help improve the quality of new residential developments. A minor positive effect is therefore likely for this objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy supports the creative economy and artistic public realm can be a successful tourist attraction. A minor positive effect is therefore likely for this objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy seeks to create a sense of place through such methods as landscaping, public art, water features and/or lighting. This will help create quality and distinctive landscapes. A significant positive effect is therefore likely for this objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy C1 – Creating a Sense of Place</b>		
<b>SA Objectives</b>	<b>Policy C1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



**Policy C2 – Safeguarding Community Facilities**

<b>Policy C2 – Safeguarding Community Facilities</b>		
<b>SA Objectives</b>	<b>Policy C2</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy safeguards existing community facilities in the District, retaining access to local facilities and services. Loss of a community facility will be granted where the proposed development would provide an alternative beneficial facility to the local community. A significant positive effect is therefore likely for this objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy C2 – Safeguarding Community Facilities</b>		
<b>SA Objectives</b>	<b>Policy C2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	Planning permission for development leading to the loss of an existing community facility will be granted, where it can be demonstrated that there is no longer a demand for the facility within the locality supported with evidence that the premises have been actively marketed for a period of 12 months. This more efficient use of land will result in a minor positive effect for this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

### Policy C3 – Provision of Open Space

Policy C3 – Provision of Open Space		
SA Objectives	Policy C3	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	+	Gross open space calculation may include provision of sustainable urban drainage systems (SuDS). The use of SUDS will help manage runoff volumes and flow rates, reducing the impact of flooding. A minor positive effect is therefore likely for this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	Open spaces are used for a diverse range of activities, the vast majority of which are likely to contribute to improving the physical and mental health of District's residents. The policy serves to encourage these important local facilities, improving their general extent and quality where appropriate. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	+	Areas of open space can benefit wildlife and biodiversity if appropriately designed. The policy requires a provision of or contributions towards different categories of open space, including natural and semi-natural which would have a higher biodiversity potential than other types of open space. A minor positive effect is therefore likely for this SA objective.

<b>Policy C3 – Provision of Open Space</b>		
<b>SA Objectives</b>	<b>Policy C3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	++	The policy is directly linked to this objective as it seeks to provide open space that is strategically located, accessible and usable. A significant positive effect is therefore likely for this SA objective

## Policy C4 – Formal Play Space Provision

Policy C4 – Formal Play Space Provision		
SA Objectives	Policy C4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	Formal play provision space are used for leisure, recreation and amenity purposes, the vast majority of which are likely to contribute to improving the physical and mental health of District's residents particularly that of children. The policy serves to encourage these important local facilities, improving their general extent and quality where appropriate. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy C4 – Formal Play Space Provision</b>		
<b>SA Objectives</b>	<b>Policy C4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	+	Formal play space provision is a type of open space that will help meet the needs of young people. Play is an essential part of a child's life, and is considered vital for the enjoyment of childhood as well as social, emotional, intellectual and physical development. A minor positive effect is therefore likely for this SA objective.

## Policy C5 – Local Green Spaces

Policy C5 – Local Green Spaces		
SA Objectives	Policy C5	Justification
1. Reduce the risk of flooding, taking into account the effects of climate change.	+	The policy seeks to safeguard green spaces. This is likely to contribute to improving the Borough's resilience to flooding, with minor positive effects against this objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy seeks to safeguard existing green spaces, which are important environmental assets and a vital part of vibrant and sustainable settlements. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	Within the designated Local Green Spaces, development will only be permitted where measures are incorporated to reduce, as far as practicable, any harmful effects on the special character of the designated area. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	Within the designated Local Green Spaces, development will only be permitted where it does not result in the loss of ecological habitats. A minor positive effect is therefore likely for this SA objective.

<b>Policy C5 – Local Green Spaces</b>		
<b>SA Objectives</b>	<b>Policy C5</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	++	The policy seeks to safeguard existing open space. A significant positive effect is therefore likely for this SA objective.



## Policy T1 – Street Hierarchy and Site Layout

Policy T1 – Street Hierarchy and Site Layout		
SA Objectives	Policy T1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The policy supports a street hierarchy considering pedestrians first and private motor vehicles last. This will help promote accessibility for all and community vibrancy as streets become more attractive and people spend longer there. A minor positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	++	The policy supports active frontages only, throughout the development, for the purposes of natural surveillance and creating characterful places. A significant positive effect is therefore likely for this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy supports a street hierarchy considering pedestrians first and private motor vehicles last. This may have benefits for the retail and service sectors as streets become more attractive places for people and want to spend more time there. A minor positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy T1 – Street Hierarchy and Site Layout</b>		
<b>SA Objectives</b>	<b>Policy T1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	++	The policy supports the creation of an environment that is safe for all street users, which encourages walking, cycling and use of public transport. A significant positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy T2 – Residential Parking

Policy T2 – Residential Parking		
SA Objectives	Policy T2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	+	The policy supports a charging point for electric vehicles in every private car parking space and covered cycling facilities which is likely to encourage the uptake of more sustainable means of transport and reduce the associated greenhouse gas emissions. A minor positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy requires the parking to be well integrated so that it does not dominate the street. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy T2 – Residential Parking</b>		
<b>SA Objectives</b>	<b>Policy T2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+/-	The policy supports a charging point for electric vehicles in every private car parking space and covered cycling facilities which is likely to encourage the uptake of more sustainable means of transport. However with the provision of parking for residential developments, there is likely to be an ongoing high ownership and use of private cars for commuting and accessing services which would have a negative effect on sustainable travel. Overall a mixed effect is expected.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy T3 – Residential Garages

Policy T3 – Residential Garages		
SA Objectives	Policy T3	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy supports residential garages for the use of parking, which will help prevent parked cars dominating the streetscape. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy T3 – Residential Garages</b>		
<b>SA Objectives</b>	<b>Policy T3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+/-	The policy could help avoid traffic congestion by reducing problems of displacement and inappropriate parking. However with the provision of parking for residential developments, there is likely to be an ongoing high ownership and use of private cars for commuting and accessing services which would have a negative effect on sustainable travel. Overall a mixed effect is expected
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy T4 – Lorry Parking

Policy T4 – Lorry Parking		
SA Objectives	Policy T4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	Applications for the provision of lorry parking and service facilities will be approved provided substantial landscaping and screening should be provided to mitigate the visual impact of the development and based on a strong landscape framework. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy T4 – Lorry Parking</b>		
<b>SA Objectives</b>	<b>Policy T4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	The policy states that the site should be accessed from a designated strategic road network. This has the potential to reduce congestion on the District's strategic and minor road network. A minor positive effect is therefore likely for this SA objective
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy T5 – Cycle Parking

Policy T5 – Cycle Parking		
SA Objectives	Policy T5	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	+	The policy supports the provision of cycling parking which is likely to encourage the uptake of more sustainable means of transport and reduce the associated greenhouse gas emissions. A minor positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy T5 – Cycle Parking</b>		
<b>SA Objectives</b>	<b>Policy T5</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	The policy supports the provision of cycling parking which is likely to encourage the uptake of more sustainable means of transport. A minor positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy NE1 – Enhancing and Managing Access to the Natural Environment

Policy NE1 – Enhancing and Managing Access to the Natural Environment		
SA Objectives	Policy NE1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy seeks to improve access to the countryside and the natural environment. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	++	The policy seeks to protect biodiversity by managing access to SACs / SPA and by requiring or enhancing land to divert recreation activities away from those designations by the provision of enhanced facilities elsewhere, for example urban parks. A significant positive effect is therefore likely for this SA objective.

<b>Policy NE1 – Enhancing and Managing Access to the Natural Environment</b>		
<b>SA Objectives</b>	<b>Policy NE1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	++	The policy seeks to improve access to key open spaces from all areas ensuring the needs of locals are met. A significant positive effect is therefore likely for this SA objective.

## Policy NE2 – Biodiversity

Policy NE2 – Biodiversity		
SA Objectives	Policy NE2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	++	The Policy seeks to protect sites of biodiversity importance. A significant positive effect is therefore likely for this SA objective.

<b>Policy NE2 – Biodiversity</b>		
<b>SA Objectives</b>	<b>Policy NE2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

### Policy NE3 - To Protect the District's Landscapes and Countryside

Policy NE3 - To Protect the District's Landscapes and Countryside		
SA Objectives	Policy NE3	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy seeks to protect the districts landscapes and countryside's, in particular the highly valued landscapes within the AONB. A significant positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy NE3 - To Protect the District's Landscapes and Countryside</b>		
<b>SA Objectives</b>	<b>Policy NE3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy NE4 – Equestrian Development

Policy NE4 – Equestrian Development		
SA Objectives	Policy NE4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	Planning applications for equestrian-related development will be permitted where there would be no detrimental impact on the character or appearance of the rural landscape, especially within the Kent Downs Area of Outstanding Natural Beauty and the Special Landscape Areas. Existing buildings should be reused where possible but where new buildings are necessary, these are well-related to existing buildings, appropriate to the number of horses to be kept and the amount of land available. The scale and design of the development should also be appropriate to the character of the locality. A minor positive effect is therefore likely for this SA objective
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy NE4 – Equestrian Development</b>		
<b>SA Objectives</b>	<b>Policy NE4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	++	Planning applications for equestrian-related development will be permitted where it does not result in the irreversible loss of the best and most versatile agricultural land. Applicants should demonstrate that sufficient land is available for grazing and exercise to ensure the safety and comfort of horses and avoid excessive erosion of soil and vegetation. The policy also encourages existing buildings to be reused. A significant positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	+	Planning applications for equestrian-related development will be permitted provided suitable provision can be made to deal with foul and surface water drainage and soiled bedding materials. This will help protect the quality of groundwater and so a minor positive effect is therefore likely for this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy NE5 – Light Pollution and External Illumination

Policy NE5 – Light Pollution and External Illumination		
SA Objectives	Policy NE5	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy will help limit pollution and help conserve or enhance dark skies. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy requires applications to details possible ecological impacts. A minor positive effect is therefore likely for this SA objective.

<b>Policy NE5 – Light Pollution and External Illumination</b>		
<b>SA Objectives</b>	<b>Policy NE5</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	+	Applications for major development, and development including significant external lighting, will be approved if the proposal does not have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces. A minor positive effect is therefore likely for this SA objective.

## Policy NE6 – Land Stability

Policy NE6 – Land Stability		
SA Objectives	Policy NE6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy NE6 – Land Stability</b>		
<b>SA Objectives</b>	<b>Policy NE6</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	++	The policy supports bringing unstable land, wherever possible, back into productive use. A significant positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy NE7 – Contaminated Land

Policy NE7 – Contaminated Land		
SA Objectives	Policy NE7	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy NE7 – Contaminated Land</b>		
<b>SA Objectives</b>	<b>Policy NE7</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	++	The policy may improve efficiency of land use through the utilisation of previously contaminated land, following remediation. A significant positive effect is therefore likely on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	+	The policy states that development will be permitted where efficient measures taken to treat, contain and/or control any contamination so as to prevent contamination of any watercourse, water body or aquifer. A minor positive effect is therefore likely on this SA objective
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



**Policy NE8 – Integrated Coastal Zone Management**

<b>Policy NE8 – Integrated Coastal Zone Management</b>		
<b>SA Objectives</b>	<b>Policy NE8</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	++	The policy states that proposals and initiatives will be supported where they contribute to greater safeguarding of property from flooding or erosion and/or enable the area and pattern of development to adapt to change, including the relocation of current settlement areas, and vulnerable facilities and infrastructure that might be directly affected by the consequences of climate change. A significant positive effect is therefore likely for this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	+	The policy will help to increase the resilience to changing climate and extreme weather reduce by avoiding inappropriate development in vulnerable areas. A minor positive effect is therefore likely for this SA objective
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The protection and enhancement of the coast and its special qualities is likely to make the District’s coastline a more popular and accessible facility for local communities. A minor positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The protection and enhancement of the coast and its special qualities is likely to make the District’s coastline a more popular place to visit, live and work, with positive effects on employment and the economy in the District. A minor positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	The policy states that proposals and initiatives will be supported where they promote facilitating the economic, environmental and social well-being of the area. The protection and enhancement of the coast and its special qualities is likely to have benefits for historic assets. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy states that proposals and initiatives will be supported where they promote facilitating the economic, environmental and social well-being of the area. The protection and enhancement of the coast and its special qualities is likely to have benefits for landscape character. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy states that proposals and initiatives will be supported where they promote facilitating the economic, environmental and social well-being of the area. The protection and enhancement of the coast and its special qualities is likely to have benefits for biodiversity. A minor positive effect is therefore likely for this SA objective.

<b>Policy NE8 – Integrated Coastal Zone Management</b>		
<b>SA Objectives</b>	<b>Policy NE8</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	The policy states that proposals and initiatives will be supported where they improve infrastructure to support sustainable modes of transport, especially cycleways, bridleways and footpaths, including the National Coastal Footpath. A minor positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	+	The policy states that proposals and initiatives will be supported where they promote facilitating the economic, environmental and social well-being of the area. The protection and enhancement of the coast and its special qualities is likely to have benefits for water quality. A minor positive effect is therefore likely for this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy NE9 – Development Around the Coast**

<b>Policy NE9 – Development Around the Coast</b>		
<b>SA Objectives</b>	<b>Policy NE9</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	+	The policy will give long term protection to the Folkestone and Dover Heritage Coast and to the areas of undeveloped coast. This will help ensure that new development does not increase the number of developments at risk of flooding. A minor positive effect is therefore likely for this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The protection and enhancement of the coast is likely to make the District’s coastline a more popular and accessible facility for local communities. A minor positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	Planning permission will be granted for development in the coastal area, outside of Settlement Boundaries where regard has been shown to the high quality and inclusive design of new buildings in coastal locations in accordance with other relevant design and historic environment policies. A minor positive effect is therefore likely for this SA objective
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	Planning permission will be granted for development in the coastal area, outside of Settlement Boundaries where the development provides recreational opportunities that do not adversely affect the character, environment and appearance of the coast. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	Planning permission will be granted for development in the coastal area, outside of Settlement Boundaries where there are no harmful effects on or net loss of nature conservation. . A minor positive effect is therefore likely for this SA objective.

<b>Policy NE9 – Development Around the Coast</b>		
<b>SA Objectives</b>	<b>Policy NE9</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	Planning permission will be granted for development in the coastal area, outside of Settlement Boundaries where appropriate, opportunities have been taken to upgrade existing footpaths and cyclepaths, enhance and protect the National Coastal Footpath and ensure that public access is retained and provided to connect existing paths along the waterfront. A minor positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	Planning permission will be granted for development in the coastal area, outside of Settlement Boundaries where there are no harmful effects on or net loss of areas of geological importance. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	+	Planning permission will be granted for development in the coastal area, outside of Settlement Boundaries where the development would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation. A minor positive effect is therefore likely for this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy CC1 – Reducing Carbon Emissions

Policy CC1 – Reducing Carbon Emissions		
SA Objectives	Policy CC1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	++	The policy seeks to reduce carbon emissions from buildings which would have positive effects on the District's ability to reduce the District's contribution to carbon emissions and climate change. A significant positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+/-	The policy may result in dwellings within the district being of a particularly high standard, leading to a minor positive effect on this objective. However it could potentially have a minor negative effect on this objective whereby high quality sustainable design criteria requirements and materials results in affordable housing developments becoming less viable due to higher construction costs. A mixed effect is therefore likely on this objective
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy CC1 – Reducing Carbon Emissions</b>		
<b>SA Objectives</b>	<b>Policy CC1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy CC2 - Sustainable Construction

Policy CC2 - Sustainable Construction		
SA Objectives	Policy CC2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	+	The policy encourages proposals to include measures to adapt to climate change, such as sustainable urban drainage systems. The use of SUDS will help manage runoff volumes and flow rates, reducing the impact of flooding. A minor positive effect is therefore likely for this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	++	The policy seeks to ensure that for all new dwellings or for new non-domestic buildings, energy consumption will be minimised and the amount of energy supplied from renewable resources will be maximised to meet the remaining requirement, including the use of energy efficient passive solar design principles where possible. A significant positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	+	The policy seeks to ensure that new development is accessible to all, flexible towards future adaptation in response to changing life needs, easily accessible to facilities and services. A minor positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+/-	This policy seeks to ensure that all new builds are sustainable and adapted to the potential impact of climate change. This may result in dwellings within Shepway being of a particularly high standard, leading to a minor positive effect on this objective. However the policy could potentially have a minor negative effect on this objective whereby high quality sustainable design criteria requirements and materials results in affordable housing developments becoming less viable due to higher construction costs. A mixed effect is therefore likely on this objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	The policy seeks to ensure that for all new dwellings or for new non-domestic buildings, the historic and built environment, will be protected and enhanced. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy seeks to ensure that for all new dwellings or for new non-domestic buildings, the landscape character will be protected and enhanced. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy seeks to ensure that for all new dwellings or for new non-domestic buildings, that the natural environment and biodiversity will be protected and/or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure. A minor positive effect is therefore likely for this SA objective.

Policy CC2 - Sustainable Construction		
SA Objectives	Policy CC2	Justification
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	+	The policy seeks to ensure that for all new dwellings or for new non-domestic buildings, the reduction of the impacts associated with traffic or pollution (including air, water, noise and light pollution) will be achieved, including but not limited to the promotion of car clubs and facilities for charging electric vehicles. A minor positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	+?	The policy encourages proposals to include measures to adapt to climate change, such as sustainable urban drainage systems. The incorporation of SUDS into development can improve water quality by filtering out contaminants. The effect is uncertain as they will only arise for certain types of SUDS solution which are unlikely to be suitable for all scales of development or all site conditions.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	+	The policy seeks to ensure that for all new dwellings or for new non-domestic buildings, that open space will be protected and enhanced. A minor positive effect is therefore likely for this SA objective.



**Policy CC3 – SUDS**

<b>Policy CC3 – SUDS</b>		
<b>SA Objectives</b>	<b>Policy CC3</b>	<b>Justification</b>
1. Reduce the risk of flooding, taking into account the effects of climate change.	++	The policy encourages the inclusion of SUDS in development. This should attenuate surface run-off during extreme rainfall events and help to ensure that a natural run-off profile is achieved, avoiding increased flood risk on-site and downstream of the development. A significant positive effect is therefore likely for this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	++	The incorporation of SUDS into development will help to ensure that development is adapted to a changing climate, especially with high intensity rainfall events being more likely in the future under climate change. A significant positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+	The policy is expected to have benefits in relation to housing because the support for SUDS will help to ensure that new development is adapted to a changing climate, especially with high intensity rainfall events being more likely in the future under climate change. A minor positive effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	+?	The incorporation of SUDS into development can help provide a habitat for wildlife in urban watercourses. The effect is uncertain as they will only arise for certain types of SUDS solution which are unlikely to be suitable for all scales of development or all site conditions.

<b>Policy CC3 – SUDS</b>		
<b>SA Objectives</b>	<b>Policy CC3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	+?	The incorporation of SUDS into development can improve water quality by filtering out contaminants. The effect is uncertain as they will only arise for certain types of SUDS solution which are unlikely to be suitable for all scales of development or all site conditions.
13. Use water resources efficiently.	+	As Shepway is one of the driest districts in England, the policy requires the use of mechanisms to ensure the effective collection and reuse of water should be designed in to any surface water drainage system.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy CC4 – Wind Turbine Development

Policy CC4 – Wind Turbine Development		
SA Objectives	Policy CC4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	++	The policy seeks to encourage the deployment wind turbine development where they are in an area allocated for wind energy development in an adopted Neighbourhood Plan in accordance with the ministerial statement. This policy is directly related to this objective as it would result in increased renewable generation of power which in turn would reduce greenhouse gases associated with a reliance on fossil fuels. A significant positive effect is therefore likely for this objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy CC4 – Wind Turbine Development</b>		
<b>SA Objectives</b>	<b>Policy CC4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy CC5 – Domestic Wind Turbines and Existing Residential Development

Policy CC5 – Domestic Wind Turbines and Existing Residential Development		
SA Objectives	Policy CC5	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	++	The policy encourages the development of Wind Turbines/Farms which would have positive effects on the District's ability to mitigate the effects of climate change. A significant positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	Domestic wind turbines will only be acceptable where there is no adverse impact on the setting of a listed building, a conservation area or other heritage asset. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	Domestic wind turbines will only be acceptable where the turbine does not have any adverse visual impact on the scenic beauty of the Kent Downs Area of Outstanding Natural Beauty or other sensitive local landscapes. This will have benefits on protecting the natural and urban landscape and would have a minor positive effect on this objective.
9. Conserve and enhance biodiversity.	+	Domestic wind turbines will only be acceptable where there are no adverse ecology impacts arising from the development. A minor positive effect is therefore likely for this SA objective.

**Policy CC5 – Domestic Wind Turbines and Existing Residential Development**

<b>SA Objectives</b>	<b>Policy CC5</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy CC6 – Solar Farms

Policy CC6 – Solar Farms		
SA Objectives	Policy CC6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	++	The policy encourages the development of solar farms which would have positive effects on the District's ability to mitigate the effects of climate change. A significant positive effect is therefore likely for this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	+	The policy will only allow the development of new solar farms or the extension of existing solar farms where the proposed solar farm does not have any adverse visual impact heritage assets. A minor positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy will only allow the development of new solar farms or the extension of existing solar farms where the proposed solar farm does not have any adverse visual impact on the scenic beauty of the Kent Downs Area of Outstanding Natural Beauty, or other sensitive local landscapes. A minor positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	+	The policy will only allow the development of new solar farms or the extension of existing solar farms where there are no adverse ecology impacts arising from the development. A minor positive effect is therefore likely for this SA objective.

<b>Policy CC6 – Solar Farms</b>		
<b>SA Objectives</b>	<b>Policy CC6</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	The policy will only allow the development of new solar farms or the extension of existing solar farms where the solar farm will not result in the loss of the best and most versatile agricultural land. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy HW1 – Promoting Healthier Food Environments

Policy HW1 – Promoting Healthier Food Environments		
SA Objectives	Policy HW1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	By restricting/reducing the number of hot food takeaways in the district it may encourage more diverse unit uses, enhancing the local services and facilities available. It will also have a positive effect on encouraging healthier lifestyles in the District. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	-	By restricting/reducing the number of hot food takeaways in the District, the policy has the potential to have a negative effect on employment in the District. A minor negative effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HW1 – Promoting Healthier Food Environments</b>		
<b>SA Objectives</b>	<b>Policy HW1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy HW2 – Improving the Health and Well-being of the Local Population and Reducing Health Inequalities

Policy HW2 – Improving the Health and Well-being of the Local Population and Reducing Health Inequalities		
SA Objectives	Policy HW2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	For residential development of 100 or more units and non-residential development in excess of 1,000 sq. m a Health Impact Assessment will be required, which will measure wider impact upon healthy living and the demands that are placed upon health services and facilities arising from the development. This will help promote healthier lifestyles and improve access to health facilities and services. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HW2 – Improving the Health and Well-being of the Local Population and Reducing Health Inequalities</b>		
<b>SA Objectives</b>	<b>Policy HW2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

### Policy HW3 – Development that Supports Healthy, Fulfilling and Active Lifestyles

Policy HW3 – Development that Supports Healthy, Fulfilling and Active Lifestyles		
SA Objectives	Policy HW3	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The incorporation of productive landscapes into development will encourage healthier lifestyles, and improves access to quality open spaces. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	+	The policy seeks to incorporate productive landscapes into development which can take the form of allotments, community garden & growing spaces, green roofs & walls and productive planting. A minor positive effect is therefore likely for this SA objective.

<b>Policy HW3 – Development that Supports Healthy, Fulfilling and Active Lifestyles</b>		
<b>SA Objectives</b>	<b>Policy HW3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	The policy seeks to ensure development proposals do not result in the loss of the best and most versatile agricultural land unless there is a compelling and overriding planning reason to do so. A minor positive effect is therefore likely for this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	+	The incorporation of productive landscapes into development proposals will help improve the quality of open space in the District. A minor positive effect is therefore likely for this SA objective.

## Policy HW4 – Protecting and Enhancing Rights of Way

Policy HW4 – Protecting and Enhancing Rights of Way		
SA Objectives	Policy HW4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	+	The enhancement of the District's walking/cycling network is likely to reduce the reliance and need to travel by public transport or private car, particularly if access to services and facilities is made easier, and this would reduce the associated greenhouse gas emissions. A minor positive effect is therefore likely.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy encourages the development of footpath and cycle infrastructure will facilitates access to routes between homes and community services, workplaces or schools, thereby also encouraging healthier lifestyles. A significant positive effect is therefore likely for this SA objective
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	0	The policy would not have a direct effect on this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HW4 – Protecting and Enhancing Rights of Way</b>		
<b>SA Objectives</b>	<b>Policy HW4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	++	The policy seeks to encourage the development of the District's walking/cycling network to provide a wider choice of transport modes for people to access the services and facilities they need. The development or improvement of new walking/cycling routes is likely to make travel by foot or bicycle more attractive and viable which should lead to less of a reliance on less sustainable forms of transport across the District. A significant positive effect is therefore likely for this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.



## Policy HE1 – Heritage Assets

Policy HE1 – Heritage Assets		
SA Objectives	Policy HE1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	++	The policy seeks to improve public accessibility to the heritage asset. A significant positive effect is therefore likely for this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	+	Improved public access to heritage assets would expand the tourism offer in the district and encouraging economic growth. A minor positive effect is therefore likely for this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	++	The policy is directly linked to this objective as it seeks to promote an appropriate and viable use of heritage assets, consistent with their conservation. A significant positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	0	The policy would not have a direct effect on this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HE1 – Heritage Assets</b>		
<b>SA Objectives</b>	<b>Policy HE1</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	+	The policy seeks bring redundant or under-used buildings and areas of historical importance back into use. This more efficient use of land will result in a minor positive effect for this objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy HE2 – Archaeology

Policy HE2 – Archaeology		
SA Objectives	Policy HE2	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	++	The policy will not allow for planning permission for proposals that adversely affect sites and settings of archaeological significance. A significant positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy will not allow for planning permission for proposals that adversely affect sites and settings of archaeological significance. This will make a positive contribution to the local character and sense of place. A significant positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HE2 – Archaeology</b>		
<b>SA Objectives</b>	<b>Policy HE2</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

**Policy HE3 – Local List of Buildings and Sites of Architectural or Historic Interest**

<b>Policy HE3 – Local List of Buildings and Sites of Architectural or Historic Interest</b>		
<b>SA Objectives</b>	<b>Policy HE3</b>	<b>Justification</b>
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	++	The policy seeks to protect buildings and sites which are not formally designated but have a considerable heritage value. A significant positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy is seeking to protect undesignated heritage assets as they make a positive contribution to the local character and sense of place. A significant positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

**Policy HE3 – Local List of Buildings and Sites of Architectural or Historic Interest**

<b>SA Objectives</b>	<b>Policy HE3</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.

## Policy HE4 – Communal Gardens

Policy HE4 – Communal Gardens		
SA Objectives	Policy HE4	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	The policy would not have a direct effect on this SA objective.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate and extreme weather.	0	The policy would not have a direct effect on this SA objective.
3. Promote community vibrancy, provide opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.	0	The policy would not have a direct effect on this SA objective.
4. Reduce crime and the fear of crime.	0	The policy would not have a direct effect on this SA objective.
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	0	The policy would not have a direct effect on this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	0	The policy would not have a direct effect on this SA objective.
7. Conserve and enhance the fabric and setting of historic assets.	++	The policy will not allow for planning permission for proposals for the development of the identified communal gardens as these gardens contribute significantly to the character and quality of The Leas and Bayle Conservation Area. A significant positive effect is therefore likely for this SA objective.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The retention of the identified communal gardens will significantly contribute to retaining the character of this part of Folkestone. A significant positive effect is therefore likely for this SA objective.
9. Conserve and enhance biodiversity.	0	The policy would not have a direct effect on this SA objective.

<b>Policy HE4 – Communal Gardens</b>		
<b>SA Objectives</b>	<b>Policy HE4</b>	<b>Justification</b>
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	0	The policy would not have a direct effect on this SA objective.
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	0	The policy would not have a direct effect on this SA objective.
13. Use water resources efficiently.	0	The policy would not have a direct effect on this SA objective.
14. Protect and enhance open space and ensure that it meets local needs.	0	The policy would not have a direct effect on this SA objective.