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

Proposed Submission Draft Version

Appendices

Prepared by LUC
January 2018

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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"> • Sites having a significant proportion of land ($\geq 25\%$) 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. • Sites having as significant proportion of land ($\geq 25\%$) 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. • 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. <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"> • a GP surgery or a hospital; • a sports/recreation facility or an area of open space; • a Parade of shops or post office; • a primary or secondary school; • a Major Employment Site. <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>lighting etc.?</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>5(a) Affordable housing</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>5(b) Dwellings for older people</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 >=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 neutral¹. 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> <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 designated site using Historic England's guidance on SEA:</p> <ul style="list-style-type: none"> • The nature and significance of the heritage asset(s) on or within the vicinity of the potential site allocation. • The contribution of the site to the significance of heritage assets on or within its vicinity, taking into account setting of the heritage site. • The potential impacts of development upon the significance of heritage asset. • The potential to remove or reduce any harm. • The potential for any enhancements. <p>The assessment of Kent County Council's (KCC) heritage officer on promoted SHLAA sites has been incorporated into the SA scoring in consideration of Historic England's guidance outlined above:</p> <ul style="list-style-type: none"> • Sites which score 1 and 2² in KCC's heritage assessment are considered to have the potential for significant negative effects (i.e. - -?). • Sites which score 3 and 4³ in KCC's heritage assessment are considered to have the potential for minor negative effects (i.e. -?).

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

² Proposed site includes a significant asset and development is likely to have a major impact which should be avoided. And/or proposed site includes a significant asset and development is likely to have a significant impact or is very close to an asset and likely to significantly affect its setting – further more detailed assessment is needed prior to a decision.

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
		<ul style="list-style-type: none"> Sites which score 5⁴ in KCC's heritage assessment are considered to have a negligible effect (i.e. 0). <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>A desk-based heritage assessment has been undertaken for site options that have not been assessed by KCC's heritage assessment, using proximity of heritage assets as an indication of potential adverse effects.</p> <ul style="list-style-type: none"> Where the site is within a Conservation Area an uncertain minor negative (-?) effect will be assumed likely. 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. 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. 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. <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>8(a)Landscape</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"> 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 (-?).

³ Development of the proposed site is likely to have some impact on an asset or the setting of an asset which can be addressed through mitigation secured on any planning permission. And/or development of the proposed site is likely to have some minor impact on an asset or the setting of an asset which can be addressed through mitigation secured on any planning permission.

⁴ No issue identified.

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
	<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>	<ul style="list-style-type: none"> 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?). Sites which do not fall within the above scenarios are considered to have a negligible uncertain effect (0?). All sites will be assessed as having an uncertain (?) effect on landscape character and features. <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> <p>8(b)Settlement character: coalescence</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>8(c)Townscape: regeneration</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</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>

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
	<p>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 large scale ecological networks in the District?</p>	<p>Proximity to designated sites provides an indication of the potential for an adverse effect:</p> <ul style="list-style-type: none"> • Sites within an SSSI, SAC, SPA, Ramsar site and/or National Nature Reserve (NNR) are likely to have a significant negative (--) effect. • Sites that are wholly or partly within another nationally or locally designated biodiversity site, e.g. Local Nature Reserve (LNR), Local Wildlife Site (LWS) and areas of ancient woodland are likely to have a significant negative (--) effect. • Sites that contain National Priority Habitats, Kent Biodiversity Action Plan Habitats are likely to have negative effects on this objective: <ul style="list-style-type: none"> - >10% coverage is likely to generate a significant negative (--) effect. - 10%-0% coverage is likely to generate a minor negative (-) effect. • Sites that are within 250m of a SSSI, SAC, SPA and/or Ramsar site are likely to have an uncertain minor negative (-?) effect. • Sites that are within 250m of a nationally or locally designated biodiversity site are likely to have an uncertain minor negative (-?) effect. <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>The Habitats Regulations Assessment of the preferred policies within the Local Plan will be reviewed in relation to the SA Objective during the SA/SEA of the preferred policies.</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</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>10(a) Reduce the need to travel</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"> • 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

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
	Cycling Plan?	<p>distances and enabling easier access to employment opportunities.</p> <ul style="list-style-type: none"> • Where an allocation is within 800 m of a shopping parade a minor positive (+) effect is assumed. • 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). • Other allocations are assessed as having a negligible effect. <p>10(b) Increase opportunities to choose sustainable transport modes</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"> • 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. • 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 +. • Other allocations are assessed as having a negligible effect. <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. (Sources required: GIS mapping of Major Employment Sites;; shop frontages; train stations; bus stops)</p>
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	<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>11(a) Efficient use of land</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"> • Sites which are mainly brownfield land (>=50%) are assumed to have a minor positive effect (+). • Sites which are mainly greenfield land (>50%) are assumed to have a minor negative (-) effect. <p>11(b) Soil quality and quantity</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"> • Sites with a significant proportion (=>25%) of grade 1 or 2 agricultural land are assumed to have a significant negative (--) effect. • Sites with a significant proportion (>=25%) of grade 3 agricultural land but no significant

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
		<p>proportion at higher grades are assumed to have a minor negative (-) effect.</p> <ul style="list-style-type: none"> • Other sites are assumed to have a negligible (0) effect. <p>11(c) Land contamination</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>11(d) Minerals safeguarding</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> <p>Geological quality and quantity</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 Study⁵ 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 Lympne 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 Lympne, 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</p>

⁵ Shepway District Council (2011) Shepway Water Cycle Study
Sustainability Appraisal of Shepway District Council's Places and Policies Local Plan

SA Objective	Appraisal questions. Will the plan/option lead to...?	Assumptions for SA of site options
		<p>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>
13. Use water resources efficiently.	<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 Standard)?</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>
14. Protect and enhance open space and ensure that it meets local needs.	<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>Where a significant proportion ($\geq 25\%$) 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 $< 5\%$ 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
INTERNATIONAL		
European		
EU Seventh Environmental Action Plan (2002-2012)	<p>The EU's objectives in implementing the programme are:</p> <ul style="list-style-type: none"> (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation; (e) to improve the evidence base for environment policy; (f) to secure investment for environment and climate policy and get the prices right; (g) to improve environmental integration and policy coherence; (h) to enhance the sustainability of the Union's cities; (i) to increase the Union's effectiveness in confronting regional and global environmental challenges. 	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 methodology for calculating energy performance and minimum</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 objective relating to the energy</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	requirements for energy performance.	performance/efficiency of existing and proposed buildings.
<p>The Birds Directive 2009</p> <p>Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended</p>	<p>Article 1 and 2 of the Directive require that Member States take the requisite measures to maintain the population of all species of naturally occurring birds in the wild state in the European territory at a level which corresponds in particular to ecological, scientific and cultural requirements, while taking account of economic and recreational requirements, or to adapt the population of these species to that level.</p> <p>Article 3 of the Directive requires that the preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures:</p> <ul style="list-style-type: none"> • Creation of protected areas. • Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones. • Re-establishment of destroyed biotopes. • Creation of biotopes. 	<p>Local Plan documents should make sure that the upkeep of recognised habitats is maintained and not damaged from development.</p> <p>Avoid pollution or deterioration of habitats or any other disturbances effecting birds.</p>
<p>The Waste Framework Directive 2008</p> <p>Directive 2008/98/EC on waste</p>	<p>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.</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 that minimise waste production as well as promote recycling.</p>
<p>The Floods Directive 2007</p> <p>Directive 2007/60/EC on the assessment and management of flood risk</p>	<p>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.</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 that relate to flood management and reduction of risk.</p>
<p>The Water Framework Directive 2000</p> <p>Directive 2000/60/EC establishing a framework for community action in the field of water policy</p>	<p>Protection of inland surface waters, transitional waters, coastal waters and groundwater.</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 minimise the impact on water quality.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
The Environmental Noise Directive 2002 Directive 2002/49/EC relating to the assessment and management of environmental noise	<p>Defines a common approach to avoid, prevent and reduce the adverse effects due to the exposure to environmental noise.</p> <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"> • Monitoring the environmental problems. • Informing and consulting the public. • Addressing local noise issues 	<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 manage and reduce the impacts of noise.</p>
The Landfill Directive 1999 Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	<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	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Local Plan documents should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.
The Air Quality Framework Directive 1996 Directive 96/62/EC on ambient air quality assessment and management	Avoid, prevent and reduce harmful effects of ambient air pollution on human health and 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.
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"> • Lead • Nitrogen dioxide 	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
	<ul style="list-style-type: none"> • Sulphur dioxide • Benzene • Carbon Monoxide • Arsenic • Cadmium • Nickel • Benzo(a)pyrene • Polycyclic aromatic hydrocarbons • ozone 	<p>Include SA objectives to maintain and enhance air quality.</p>
<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> <p>Include sustainability objectives to reduce water</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		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.
Other International		
Johannesburg Declaration on Sustainable Development (2002)	<ul style="list-style-type: none"> • Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all. • Renewable energy and energy efficiency. • Accelerate shift towards sustainable consumption and production. • Greater resource efficiency. • New technology for renewable energy. 	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 authorities should provide for: <ul style="list-style-type: none"> • The right of everyone to receive environmental information. • The right to participate from an early stage in environmental decision making. 	Local Plan documents should take account of the Convention. Ensure that public are involved and consulted at all

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		relevant stages of SA production.
Convention for the Protection of the Architectural Heritage of Europe (1985)	The convention defines 'architectural heritage' and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies should also be integrated into planning systems and other spheres of government influence as per the text of the convention.	Local Plan documents should take account of the Convention. Include SA objectives to protect architectural heritage in Shepway. [Addressed by SA objective 4].
UNESCO World Heritage Convention (1972)	Aims to promote cooperation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.	Local Plan documents should take account of the Convention. There are currently no World Heritage Sites in Shepway but if any were to be declared there would require special consideration.
NATIONAL		
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.

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	Delivering a wide choice of high quality homes.	Identify size, type, tenure and range of housing that is required in particular locations.
	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>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	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.
Marine and Coastal Access Act (2009)	Provides the legal mechanism to help ensure clean, healthy, safe, productive and biologically diverse oceans and seas by putting in place a system for improved management and protection of the marine and coastal environment.	Local Plan documents should consider this Act to ensure the protection of oceans and coastal areas including biodiversity at such locations. [Addressed by SA objectives 5 and 6].
Ancient Monuments and Archaeological Areas Act (1979)	The Act makes provision for the investigation, preservation and recording of matters of archaeological or historical interest.	Local Plan documents should consider this Act to ensure Ancient Monuments and Archaeological Areas are protected in the Plan. [Addressed by SA objective 4].
Planning (Listed Buildings and Conservation Areas) Act (1990)	Legislation for the protection of Listed Buildings and Conservation Areas.	Local Plan documents should consider this Act to ensure Listed Buildings and Conservation Areas are protected in the Plan. [Addressed by SA objective 4].
White Papers		
Housing White Paper, February 2017	The Housing White Paper sets out a broad range of reforms that government plans to introduce to help reform the housing market and increase the supply of new homes.	Local Plan documents should make provision for housing, especially housing that is affordable.
Natural Environment White Paper, 2011 The Natural Choice: securing the value of nature (HM Government, 2011)	<ul style="list-style-type: none"> • Protecting and improving our natural environment. • Growing a green economy. • Reconnecting people and nature. 	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"> • Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future. • Get the best out of our transport system without damaging our overall quality of life. • Develop strategies that recognise that demand for travel will increase in 	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.

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	<p>the future.</p> <ul style="list-style-type: none"> • 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. 	<p>Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.</p>
<p>Energy White Paper: Our Energy Future (2003)</p>	<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>
<p>Water White Paper, 2011 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</p>	<p>Provide for new sustainable homes that are attractive, safe and practical.</p>	<p>Local Plan documents should seek to deliver better</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
<p>Cities: The Future – delivering an urban renaissance (ODPM, 2000)</p>	<p>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>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"> • Developing a unified approach to the historic environment; • Maximising opportunities for inclusion and involvement; and • Supporting sustainable communities by putting the historic environment at the heart of an effective planning system. 	<p>The new Shepway Local Plan policies will need to ensure that they protect the Borough’s heritage assets.</p>
<p>Rural White Paper 2000, Our Countryside: The Future – a fair deal for rural England (ODPM, 2000)</p>	<ul style="list-style-type: none"> • Facilitate the development of dynamic, competitive and sustainable economies in the countryside. • Maintain and stimulate communities and secure access to services for those who live and work in the countryside. • Conserve and enhance rural landscapes. 	<p>Local Plan documents should help increase employment and services in the rural parts of the District whilst conserving the landscape.</p>
<p>Policies and Strategies</p>		
<p>National Planning Practice Guidance, DCLG, 2014</p>	<p>On a range of topics that link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> • Air quality • Climate change • Conserving and enhancing the historic environment • Flood risk • Health and well being • Housing and economic development • Natural environment • Minerals • Rural housing • Open space • Transport • Waste • Water supply, wastewater and water quality 	<p>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.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
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)	<p>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 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>	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 Neighbourhood Planning, with the intention of giving neighbourhoods far more ability to determine the shape of the places in which people live.
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	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.	The new Local Plan will need to be consistent with the National Policy Statement.
National Policy Statement EN3:	The statement provides the primary basis for decisions on major applications for nationally significant renewable energy infrastructure; this	The new Local Plan will need to be consistent with

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Renewable Energy Infrastructure (2011)	includes biomass ad waste combustion and onshore and offshore wind.	the National Policy Statement
National Policy Statement EN4: National Policy Statement for Gas Supply Infrastructure and Gas Oil pipelines (2011)	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.	The Local Plan will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.
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. 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 panning authorities to:</p> <ul style="list-style-type: none"> • help deliver sustainable development through driving waste management up the waste hierarchy • Ensure waste management is considered alongside other spatial planning concerns • provide a framework in which communities take more responsibility for their own waste • help secure the recovery or disposal of waste without endangering human health and without harming the environment, • ensure the design and layout of new development supports sustainable waste management 	Include sustainability objective that relates to waste reduction.
<i>Waste prevention programme for England, Scotland, Wales and Northern Ireland</i>	The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable	Policies should take account of the strategic measures in the programme. Include SA objectives which seek to promote waste prevention.

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	<p>economic growth:</p> <ul style="list-style-type: none"> encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services; encourage a culture of valuing resources by making it easier for people and businesses to find out how to reduce their waste, to use products for longer, repair broken items, and enable reuse of items by others; help businesses recognise and act upon potential savings through better resource efficiency and preventing waste, to realise opportunities for growth; and support action by central and local government, businesses and civil society to capitalise on these opportunities. 	
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.
Door to Door: A Strategy for Improving Sustainable Transport Integration (DfT, 2013)	<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"> Accurate, accessible and reliable information about different transport options Convenient and affordable tickets Regular and straightforward connections at all stages of the journey and between different modes of transport Safe and comfortable transport facilities 	<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>
Planning Policy for Traveller Sites (DCLG, 2012)	<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"> To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. To encourage local planning authorities to plan for sites over a reasonable timescale. That plan-making and decision-taking should protect Green Belt from inappropriate development. For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies. 	<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>

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	<ul style="list-style-type: none"> To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. To reduce tensions between settled and traveller communities in plan making and planning decisions. To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. For local planning authorities to have due regard to the protection of local amenity and local environment. 	
<p>DECC (2011) UK Renewable Energy Roadmap (updates setting out progress and changes to the strategy dated 2013 and 2013)</p>	<ul style="list-style-type: none"> Make the UK more energy secure Help protect consumers from fossil fuel price fluctuations. Help drive investment in new jobs and businesses in the renewable energy sector. 	<p>Include objectives relating to renewable energy generation and energy efficiency.</p>
<p>Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)</p>	<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"> Agriculture Forestry Planning and Development Water Management Marine Management Fisheries Air Pollution 	<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>
<p>The Code for Sustainable Homes: Setting the standard in sustainability for new homes (DCLG, 2008)</p>	<p>The Code is a standard designed to improve the sustainability of new 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>	<p>Local Plan documents should take into account their roles in promoting the implementation of the Code (or corresponding sustainability requirements in the Building Regulations) for all residential development.</p>
<p>Laying the Foundations: A Housing Strategy for England (DCLG, 2011)</p>	<p>Aims to provide support to deliver new homes and improve social mobility.</p>	<p>Local Plan documents should encourage development of residential properties.</p>

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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"> • sustainable consumption and production; • climate change and energy; • natural resource protection and environmental enhancement; and • sustainable communities. <p>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.</p>	<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)	<p>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.</p>	<p>Local Plan documents should ensure residential development is zero carbon by 2016.</p>
The UK Renewable Energy Strategy (DECC, 2009)	<ul style="list-style-type: none"> • Increase our use of renewable electricity, heat and transport, and help tackle climate change. • Build the UK low-carbon economy, promote energy security and take action against climate change. • 15% of energy from renewable sources by 2020. • 2 emissions by 750 million tonnes by 2030. 	<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>
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>	<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.</p>
The Energy Efficiency Opportunity in the	<p>This is an Energy Efficiency Strategy aiming to realise the wider energy</p>	<p>Local Plan documents should seek to address the</p>

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UK (DECC, 2012)	<p>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"> • Embryonic markets. • Information. • Misaligned financial incentives. • Undervaluing energy efficiency. <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.</p>	<p>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> <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 principles of the Bioenergy Strategy 2012 will need to be reflected within the new Shepway Local Plan policies.</p>
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> • 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”. • Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”. • 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, 	<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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	<p>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”.</p> <ul style="list-style-type: none"> • 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”. • 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”. • Business – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”. • “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>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"> • 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. • Render polluting emissions harmless. 	<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"> • “improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps; • Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • Ensure a sustainable use of water resources, and implement fair, 	<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>

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	<p>affordable and cost-reflective water charges; and</p> <ul style="list-style-type: none"> • Cut greenhouse gas emissions. 	
<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"> • To manage water resource and protect the water environment from climate change. • Restore, protect, improve and value species and habitats that depend on water. • To contribute to sustainable development through good water management. • People to understand how water and the water environment contribute to their quality of life. 	<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>
<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"> • “manage the risk to people and their property; • Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national; 	<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"> • Tackle the amount of waste produced, by breaking the link between economic growth and waste production. • Put waste which is produced to good use through substantial increases in re-use, recycling, composting, and recovery of energy. 	<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</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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	need justification of government policy for the provision of such infrastructure. It will be used to guide decisions made by the planning inspectorate.	
The Carbon Plan: Delivery our Local Carbon Future (2011)	The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets. 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.	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)	The plan sets out its three purposes as to: Secure the preservation of ancient monuments and historic buildings; Promote the preservation and enhancement of the character and appearance of conservation areas; and Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings.	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)	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: Creating the most competitive tax system in the G20 Encouraging investment and exports as a route to a more balanced	The new Shepway Local Plan policies will need to reflect the ambitions set out within the Plan for Growth 2013.

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	<p>economy</p> <p>Making the UK the best place in Europe to start, finance and grow a business</p> <p>Creating a more educated workforce that is the most flexible in Europe.</p>	
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.	<p>Reversing the long-term decline in the number of farmland birds by 2020, as measured annually against underlying trends.</p> <p>Minimise loss of biodiversity when allocating sites for development.</p>
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
Legislation		
Housing Act 2004	Protect the most vulnerable in society and help create a fairer and better housing market. Strengthen the Government's drive to meet its 2010 decent homes target.	Ensure that site allocations and policies will help to create a fairer and better housing market. Include sustainability objectives to improve access to good quality and affordable housing.
SUB-NATIONAL/REGIONAL		
Kent and Medway Growth and Infrastructure Framework	<p>The Framework sets out a picture over the Local Plan period to 2031 of the following:</p> <ul style="list-style-type: none"> • housing and economic growth planned to 2031 across Kent and Medway; • the fundamental infrastructure needed to support this growth; • the cost of this infrastructure; • the potential funding sources across the public and private sector funding during this period: and • the likely public sector funding gap and work towards solutions. 	<p>Local Plan documents should take into account expected delivery of homes and economic development over the plan period as well as the infrastructure which will be needed across Kent and Medway to support this level of growth.</p> <p>The SA framework should include objectives which seek to support the delivery of new homes and employment opportunities in the District. [Addressed by SA objectives 1 and 2].</p>
Commissioning Plan for Education Provision in Kent 2016-2020	The Plan details the future need for education provision in Kent and sets out how it will be ensured that there are sufficient places of high quality, in the right places for all learners. At the same time the County Council as the	Local Plan documents should address the aim of improved education provision in the District.

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	Strategic Commissioner of Education Provision in Kent will seek to fulfil its responsibilities to raise education standard and secure other provisions such as training and apprenticeships.	The SA framework should include objectives which address improved access to education facilities and overall educational attainment in the District. [Addressed by SA objectives 2 and 14].
Kent Minerals and Waste Plans	<ul style="list-style-type: none"> • Set out the vision and strategy for mineral provision and waste management in Kent • Contain a number of development management policies for evaluating minerals and waste planning applications • Consider strategic site provision for all minerals and waste management facilities, and • Plan to the year 2030. 	<p>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.</p> <p>The SA framework should include objectives which consider the safeguarded sites and areas for future minerals supply.</p>
Local Transport Plan for Kent 2011-2016	<ul style="list-style-type: none"> • 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"> ○ Growth Without Gridlock ○ A Safer and Healthier County ○ Supporting Independence ○ Tackling a Changing Climate ○ Enjoying Life in Kent 	<p>The Shepway Places and policies Local Plan should take into account the five themes of the Plan and ensure they are not compromised.</p> <p>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.</p>
East Kent Local Investment Plan 2011-2026	<ul style="list-style-type: none"> • The Local Investment Plan (LIP) family of publications present the East Kent Local Strategic Partnership's (LSP) proposals to deliver its vision: • 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. 	<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"> • "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. 	<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</p>

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		social, economic and environmental matters.
A Living Landscape for the South East	<ul style="list-style-type: none"> Vision for the South East ecological network. 	<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"> Assess the accommodation needs of Gypsies and Travellers in the sub-region from 2013 – 2027. 	<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 Kent (2011)	<ul style="list-style-type: none"> The 2011 strategy has three themes: Living well within our environmental limits. <p>Rising to the climate change challenge.</p> <p>Valuing our natural, historic and living environment.</p> <ul style="list-style-type: none"> 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. 	<p>The Shepway Places and Policies Local Plan should take into account its role in protecting, managing and maximising the benefits of the District's 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 2020 and beyond – a strategy for the natural environment 2015-2025□	Identifies the priorities for the natural environment in Kent and Medway, coordinates, facilitates and supports work that contributes to the objectives of the Strategic Framework for the Natural Environment, and ensures that this work is reported to capture the contribution that is being made in Kent and Medway to the England Biodiversity Strategy.	<p>The Shepway Review of the Core Strategy 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. [Addressed by SA objectives 5 and 6].</p>
Kent Design Initiative (and Guide)	<ul style="list-style-type: none"> Initiative to create a showcase of great buildings, memorable and attractive new places that reinforce Kent's distinctive character. 	The Shepway Places and Policies Local Plan should contain development management policies that are consistent with the content of the Kent Design

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		<p>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"> Fuel poverty is linked to general poverty. Strategy aimed at leading to the eradication of fuel poverty in Kent. 	<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"> A picture of how Kent Adult Social Services will look in 10 years' time. 	<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 (2014/2019)	<ul style="list-style-type: none"> 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 	<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> <p>The SA framework should include objectives/indicators which consider landscape and ecological matters.</p>
Kent Renewable Energy Plan (2012)	<p>The plan takes forward actions recommended by the County Council's Renewable Energy Select Committee and the priorities set out in the Kent Environment Strategy and builds on the actions of the County's recent renewable energy capacity study. The plan champions the growth and diversification of the County and its constituent District's renewable and low carbon energy generation capacity through joint working.</p>	<p>The Shepway Review of the Core Strategy should encourage the incorporation of renewable and low carbon energy generation technologies within planned allocations.</p> <p>SA objectives should encourage the incorporation of such technologies within allocations at a strategic and local scale. [Addressed by SA objective 10].</p>
Strategic Housing Market Assessment for the East Kent Sub-region (SHMAA) (2009)	<ul style="list-style-type: none"> 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 	<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</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	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.	quality and affordable housing.
East Kent Homelessness Prevention Strategy (2013-18)	<ul style="list-style-type: none"> Major considerations include homelessness prevention, temporary accommodation and long-term housing solutions 	<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>
Countryside and Coastal Access Improvement Plan (2013)	The plan sets out an approach to providing access to Kent's countryside for the benefit of all of Kent's residents.	<p>The Shepway Review of the Core Strategy should take into account its role in helping to protect and where possible improve public rights of way.</p> <p>SA should address potential losses of public rights of way. [Addressed by SA objective 13]</p>
LOCAL		
Shepway Rural Services Study (2011)	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>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>
Shepway District Local Brownfield Strategy (2011)	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>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>
Population Forecasts 2006 - 2026	Forecasts/ projections have been produced for the district as a whole and for individual wards within the district.	<p>The Shepway Places and Policies Local Plan should 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	Employment land review to inform the preparation of the District's planning	The Shepway Places and Policies Local Plan should

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
(2011)	policies.	<p>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"> • opportunities to re-model the highway network to reduce its dominance and improve legibility; • improvements to accessibility and connectivity for pedestrians, particularly from the station to the town centre and seafront; • opportunities to enhance the character and public realm of the town centre. 	<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.	<p>The Shepway Places and Policies Local Plan should provide high quality, affordable homes and encourage the refurbishment of empty homes in the District.</p> <p>SA objectives should improve access to good quality and affordable housing.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
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>
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	<p>Policies within the Local Plan should reflect the actions identified within the study where relevant.</p> <p>Include SA objective which seeks to promote water management and efficiency.</p>

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	environment.	
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.	<p>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.</p> <p>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.</p>
Shepway Economic Development Strategy (2015-2020)	This strategy provides a framework for the economic development of Shepway over the coming years and followed the Council's Corporate Plan 2013-2018 which sets out to support the growth and sustainability of the economy to increase prosperity.	<p>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.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
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.	<p>The Shepway Places and Policies Local Plan should provide high quality, affordable homes and encourage the refurbishment of empty homes in the District.</p> <p>SA objectives should improve access to good quality and affordable housing.</p>
Shepway Core Strategy (2013)	<ul style="list-style-type: none"> Key part of the Local Plan, containing the spatial strategy for the area and strategic planning policies. 	<p>The Shepway Places and Policies Local Plan should build on the spatial and strategic planning policies outlined in the Shepway Core Strategy.</p> <p>The SA framework should include objectives/indicators which consider a range spatial and strategic policies covering the spectrum of sustainable development issues.</p>
Shepway Crime and Disorder Reduction Strategy (2005-2008)	<ul style="list-style-type: none"> 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. 	The Shepway Places and Policies Local Plan should ensure measures are secured which enhance community safety and reduce the fear of crime.

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
		Include a sustainability objective which seeks to make Shepway a safer place.
Shepway - Contaminated Land Strategy 2016-2021 (2017)	<ul style="list-style-type: none"> 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. 	<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"> 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. 	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) and Update (2011)	<ul style="list-style-type: none"> Ensuring future provision of pitches is balanced, meets the needs of the community and is protected for future generations. 	<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>
Beachy Head to south Foreland SMP (2006)	<ul style="list-style-type: none"> 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. 	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	Analyses what level of requirements the Local Plan can place on developers	A residential CIL range of between £0 and £125/m ²

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
Study	(e.g. for sustainable building design) without threatening financial viability.	has been recommended/proposed over four CIL charging rate zones:
Shepway CIL Charging Schedule	<p>The CIL Charging Schedule was submitted for independent examination during August 2015, with the Inspector's report of 3rd March 2016, concluding that it provides an appropriate basis for the collection of the levy in the District. The document sets out:</p> <ul style="list-style-type: none"> • The background and regulations governing CIL; • It's relationship to the delivery of the Local Plan; • The viability methodology used to arrive at the proposed CIL rates; • 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 • An indication of how CIL receipts will be allocated in support of the infrastructure required to support development of the area. • The Council is currently reviewing all responses received. 	<ul style="list-style-type: none"> a) Folkestone (lower end values) & Lydd area (viability scope – A); b) Romney Marsh (rural and coastal) and north Folkestone fringe / Hawkinge (B); c) West of Folkestone (Sandgate) and Hythe (C); d) North Downs rural area settlements (D). <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/m². All other non-residential development would not be charged.</p>
Shepway High-level Growth Options Study: Part 1 and 2 Report	The Growth Options Study identifies and tests potential approaches to strategic planning for growth in Shepway, to determine whether the District can meet its housing needs, and if so the most appropriate approach to do so.	Policies within the Local Plan should reflect the findings of this study, specifically where housing can be developed so as to meet the District's need.
Commissioned Reports Pending Publication		
Strategic Housing Land Availability Assessment (SHLAA) Update	<ul style="list-style-type: none"> • Subject to an annual update in line with NPPF requirements. 	To be published as part of the 'Submission Draft' PPLP Consultation.
Town Centre Study	<ul style="list-style-type: none"> • 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 'Submission Draft' PPLP Consultation.
Shepway Energy Study	<ul style="list-style-type: none"> • Energy Capacity, renewable and low carbon energy opportunities and constraints, energy efficiency of building stock. 	To be established post publication.
Shepway Heritage Study	<ul style="list-style-type: none"> • Discussing scope and nature of required evidence base with English Heritage. 	To be established post publication.
Shepway Highways Modelling	<ul style="list-style-type: none"> • Modelling work to establish the impact of projected growth on the District's highway network. 	To be published as part of the 'Submission Draft' PPLP Consultation.
Shepway Transport Study	<ul style="list-style-type: none"> • Update completed which identifies road junctions requiring improvement, for example Shorncliffe Garrison. 	To be established post publication.
Shepway Air Quality Study	<ul style="list-style-type: none"> • Air quality across the district is usually quite good and there is no need 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. 	To be established post publication as part of the Core Strategy Review.
Shepway Employment Study	<ul style="list-style-type: none"> • Significant over-supply of employment land in the District and a need to 	To be published as part of the 'Submission Draft'

Plan, programme or policy	Objectives or requirements	Implications for the SA and/or Shepway District Council Local Plan
	rationalise this and identify which sites are suitable for mixed use.	PPLP Consultation.
Shepway Local Retail Centres Study	<ul style="list-style-type: none"> Evidence has been gathered to support policy protection of local parades of shops. 	To be established post publication.
Shepway Open Space Strategy	<ul style="list-style-type: none"> Evidence to inform the quality, capacity and deficiency of open spaces in the District. 	To be published as part of the 'Submission Draft' PPLP Consultation.
Shepway Play Area Review	<ul style="list-style-type: none"> Evidence to inform the quality, capacity and deficiency of play spaces in the District. 	To be published as part of the 'Submission Draft' PPLP Consultation.
Shepway Play Area Strategy	<ul style="list-style-type: none"> Evidence to inform the quality, capacity and deficiency of play spaces in the District. 	To be published as part of the 'Submission Draft' PPLP Consultation.
Shepway Sports, Recreation and Playing Pitch Strategy	<ul style="list-style-type: none"> Evidence to inform the quality, capacity and deficiency of sports, recreation and playing pitches in the District. 	To be established post publication.
Shepway Socio-economic Study	<ul style="list-style-type: none"> Particularly focuses on the Romney Marsh Area and impacts of loss of employment associated with closure of Dungeness Nuclear Power Station 	To be established post publication.
Shepway Sustainable Access Strategy (possible SPD)	<ul style="list-style-type: none"> Surveys of Dungeness and Romney Marsh have been confirmed. 	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
Natural England comments		
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 baseline section of Report. 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 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	Table 4.1	The Local Plan has limited scope to influence agricultural or forestry practice.

Comment received	SA Scoping Report reference	LUC response
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.		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 obtained this information. All site options have been reappraised to consider the effects of development on England’s priority habitats.
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 Appendix 1 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.
There are similar 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 Appendix 1 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.
Environment Agency comments		
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 should now also include reference to targets for the England Biodiversity Strategy 2020?	Table 4.1	Reference to England Biodiversity Strategy 2020 added to list of policy objectives and appraisal questions for SA9.
Fisheries: The Proposed SA objective 12 is to <i>Maintain and improve the quality of</i>	Table 4.1	SA12 and associated appraisal questions amended to reflect this point.

Comment received	SA Scoping Report reference	LUC response
<p><i>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.</p>		
Historic England (formally English Heritage) comments		
None received	N/A	N/A
Other comments		
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.

Representations on SA report accompanying Preferred Options version of the Places and Policies Local Plan (October 2016)

Consultee Comment Received	SA Report Reference	LUC Response
Natural England		
<p>We have reviewed the SA with particular regard to objectives 8a (conserve and enhance landscape) and 9 (conserve and enhance biodiversity). On the whole we concur with the conclusions made in the SA on the effects of the individual development management policies and majority of site allocations.</p>	General	Noted.
<p><i>SA8 Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape</i></p> <p>There are a number of site allocations for small scale major development Natural England has highlighted as having potential impact on the Kent Downs AONB and its setting. It is not apparent the council undertook a preliminary LVIA to screen these allocations, as we had advised previously on the SHLAA.</p> <p>The sites include ND11 within the AONB and UA23 in the setting of the AONB which the SA lists as having a neutral effect on landscape. The SA attributes minor negative effects to allocations ND5, 7 and 12.</p>	Policy/site assessments	<p>While no Landscape and Visual Impact assessments have been prepared for each of the site options tested in the SA/SEA process, each site option has been assessed in three parts against SA Objective 8 (Landscape): 8(a) – Impacts on the AONB; 8(b) – Settlement character: coalescence; and 8(c) Townscape: regeneration. Details of the assumptions applied for each of these assessments can be found in Appendix 1.</p> <p>Policies ND5, ND11 and ND12 were appraised as having the potential for minor negative effects against SA objective 8. This judgement was based on the site allocations’ locations, the mitigation measures set out within each policy and the SA assumptions set out in Appendix 1 of the SA Report.</p> <p>Prior to the appraisal of these preferred site allocation policies, significant negative effects were identified for the respective sites (605, 1003 and 418) due to the fact that all three sit within the open countryside of the AONB.</p> <p>Considering the policy wording of each preferred site allocation policy, all three policies require development to include 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.</p> <p>Policy ND11 includes for further protection of the local landscape requiring that existing trees and hedgerows within/around perimeter of site are also to be retained and enhanced and the provision of a</p>

Consultee Comment Received	SA Report Reference	LUC Response
		<p>fragmented and softened western building edge. Policy ND12 provides for further protection of the local landscape requiring that 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. These broad measures are considered to provide sufficient mitigation to reduce, but not eliminate, the potential for adverse effects against SA objective 8. Policy ND7 was recorded as having a neutral effect against SA objective 8. Prior to the appraisal of this preferred site allocation policy, a minor negative effect was identified for the respective site (209) in a policy off scenario due to the fact that the site sits directly adjacent to the AONB.</p> <p>Considering the policy's wording, development of the site is required to retain and enhance existing perimeter hedgerows and trees as part of a comprehensive landscaping scheme, provide a fragmented and softened northern building edge with a strong landscape buffer, acknowledge the surrounding urban grain and following the existing built edge where possible. These broad measures are considered to provide sufficient mitigation to reduce the potential for adverse effects against SA objective 8.</p> <p>Similar to policy ND7, policy UA23 is also recorded as having a neutral effect. Again, policy UA23 is located within the setting of the AONB and was appraised as having the potential to have a minor negative effect in the policy-off appraisal of the site (622). However, Policy UA23 states that development proposals will be supported where proposals are landscape led and where it is demonstrated that landscape character will be protected. As such, in the policy-on appraisal, the minor negative effect has been downgraded to a neutral effect.</p>
<p>We agree with the SA that the PPLP includes mitigating policies, principally NE3 <i>To protect the District's landscapes and countryside</i>. However, the council will need to ensure development on these sites can satisfy the three tests as per paragraph 116 of the NPPF, and the SA conclusions for these allocations may need to be amended</p>	<p>Baseline evidence</p>	<p>Noted. Paragraph 116 of the NPPF states: <i>"Planning permission should be refused for major developments in these designated areas [National Parks, the Broads and Areas of</i></p>

Consultee Comment Received	SA Report Reference	LUC Response
<p>as necessary.</p>		<p><i>Outstanding Natural Beauty] except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include assessment of:</i></p> <ul style="list-style-type: none"> • <i>the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</i> • <i>the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and</i> • <i>any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”</i> <p>These tests will need to be considered and articulated by the Council in the justification of the preferred spatial strategy.</p> <p>Each site option has been assessed in three parts against SA Objective 8 (Landscape): 8(a) – Impacts on the AONB; 8(b) – Settlement character: coalescence; and 8(c) Townscape: regeneration. Details of the assumptions applied for each of these assessments can be found in Appendix 1.</p>
<p><i>SA9 Conserve and enhance biodiversity</i></p> <p>Natural England raised concerns over a number of site allocations in terms of potential biodiversity impacts, and we consider the SA may have underestimated the potential effects on these.</p> <p>RM5 is listed as having a minor positive effect on biodiversity. We query this given the size and scale of the allocation and that the site contains a Biodiversity Opportunity Area, in contrast to Policy NE2 <i>Biodiversity</i>. We advise the effect is amended to reflect this as minor negative.</p>	<p>General comment and Table 8.2 and detailed SA matrix in Appendix 7 also addressed</p>	<p>The appraisal of sites has been conducted in line with the agreed SA Assumptions set out in Appendix 1. The appraisal of sites against SA objective 9 considers the proximity of sites to international, national and local conservation designations, including SSSIs, SACs, SPAs and/or Ramsar sites, National Nature Reserves (NNRs), National and Local Priority Habitats, Local Nature Reserves (LNRs), Local Wildlife Sites (LWSs) and areas of ancient woodland.</p> <p>The site in question (1020) is not located within close proximity of any of the above listed designations. As such, in a policy off scenario, a negligible effect has been recorded for this SA objective. However Policy RM5 states that development at this location would be supported where proposals included assessment of archaeology, habitat and ecology and attempt to ensure that open space provision seeks to reinforce the integration and connectivity of green</p>

Consultee Comment Received	SA Report Reference	LUC Response
		infrastructure (a key objective of Biodiversity Opportunity Areas is to improve ecological networks as part of green infrastructure proposals). As this approach is likely to help to protect and connect existing habitats in the District, a minor positive effect has been recorded for this SA objective.
NE understands UA7, UA23 and UA24 may support priority habitats which weren't raised in the SHLAA or PPLP. The SA has concluded neutral effects for these. Again we concur with the SA that the PPLP contains mitigating policies, principally NE2. However the council should reassess the sites in terms of biodiversity impacts, and amend the SA conclusions as necessary.	Policy/site assessments	The appraisal of sites has been conducted in line with the agreed SA Assumptions set out in Appendix 1. The appraisal of sites against SA objective 9 considers the proximity of sites to international, national and local conservation designations, including SSSIs, SACs, SPAs and/or Ramsar sites, National Nature Reserves (NNRs), National and Local Priority Habitats, Local Nature Reserves (LNRs), Local Wildlife Sites (LWSs) and areas of Ancient Woodland.
Strutt and Parker (Mr Adrian Kearley) on behalf of Phides: Comments in relation to Policy ND7 – 'Former Lympne Airfield'		
Phides support Objective 6 of the Council's Sustainability Appraisal of the emerging Places and Policies Plan which states that sites allocated for housing within 800m of a major employment site will have a significant positive effect on the sustainability of the Plan.	SA objective 6	Noted.
<p>Although the allocation of land at Lympne Airfield scores favourably under the Council's Sustainability Appraisal matrix, the criteria where the site performs poorly is in respect of settlement character and coalescence (criterion 8b) and impact on heritage assets (criterion 7). We consider that the assessment on these matters has been based on an incorrect site boundary.</p> <p>In considering a site capacity of 125 units within the Preferred Options Plan, the Council has more tightly drawn the boundary of the site adjacent to the western extent of the settlement boundary. The Council's proposed allocation would therefore result in a more modest expansion of the village occupying an area of 7 hectares compared to just over 18 hectares within the previous appeal scheme. In</p>	ND7 SA	<p>The SA Report considered SHLAA Site 209 for allocation for the appraisal of Policy ND7. Site 209 represents that same area of land and same external boundaries as Sites 1 and 2 as set out in Policy ND7.</p> <p>In relation to the manner in which coalescence has been addressed in the SA Report, the appraisal process has been undertaken in line with the agreed SA Assumptions presented in Appendix 1. The policy-off appraisal of SHLAA Site 209 contains the vast majority of the open land between the settlement of Lympne to the east and the Lympne Industrial Park (which is an isolated and defined urban area) and</p>

Consultee Comment Received	SA Report Reference	LUC Response
<p>respect of this, Phides raise no objection to the Council's proposal to divide the site into two separate parcels.</p> <p>The Council confirm at paragraph 7.65 of the Places and Policies Plan that this approach would 'avoid settlement coalescence'. Phides agree with this assessment, and therefore strongly disagree with the Council's Sustainability Appraisal of the site which indicates under category 8b that the proposal may impact negatively on settlement character and lead to coalescence. Indeed it appears that this assessment is based on an incorrect assumption that both Sites 1 and 2 are to be developed. For example, Paragraph 7.23 of the SA states that '<i>development of the entire site would result in the perceived coalescence of Lympne with the neighbouring Lympne Industrial Park</i>' [Reps underlining] and Paragraph 8.24 of the SA similarly indicates that '<i>Policy ND7 (the former Lympne Airfield) scored a significant negative effect on this objective due to the fact that the site represents the vast majority of the open land between the settlement of Lympne to the east and the Lympne Industrial Park</i>' [Reps underlining]. This again suggests an appraisal based on the whole site area.</p>		<p>development of the whole area as defined would result in the perceived coalescence between these two areas, with significant negative effects on this SA objective. However, we acknowledge that the supporting text to Policy ND7 states the site has been divided into two separate parcels, site 1 and site 2. Site 1 is allocated for residential development; Site 2 is to remain undeveloped in order to avoid settlement coalescence, with the addition of a suitable footpath. The development boundary and appraisal of this preferred site allocation policy has been revised accordingly.</p>
<p>In considering other reasonable alternative sites (which have been dismissed) the SA states that '<i>Like site 209, these sites represented over 50% of an existing strategic gap between settlements.</i>' In the case of Site 209 (the former Lympne Airfield), the proposed allocation represents far less than 50% of the gap between Lympne and the designated employment site, and this again suggests that the SA has been drafted on the incorrect assumption that both Sites 1 and 2 are to be developed.</p>	<p>Reasonable Alternative to ND7 SA</p>	
<p>There is a suggestion in the Council's SA that the site [land at Lympne Airfield] might score negatively in respect of its ability to conserve the fabric and setting of historic assets.</p> <p>With regards to designated heritage assets in the surrounding area, the subject site is considered to be sufficiently far removed from these so not as to have a materially harmful impact on their setting and this was accepted in the determination of the previous appeal scheme. Nonetheless in accordance with ND7 (12) Phides accept that an assessment of non-designated heritage assets and an archaeological survey should be carried out and appropriate mitigation measures put in place if required.</p>	<p>ND7 SA</p>	<p>The likely effects for the site at Lympne Airfield (SHLAA site 209) are presented in Appendix 6 (showing policy off effects of development sites) and Appendix 7 (showing the policy off effects compared to effects when considering development management Policy ND7 for this site). These effects have been identified in line with the SA framework site appraisals assumptions presented in Appendix 1.</p> <p>It is acknowledged that the supporting text to Policy ND7 states the site has been divided into two separate parcels, site 1 and site 2. Site 1 is allocated for residential development; Site 2 is to remain undeveloped in order to avoid settlement coalescence, with the</p>

Consultee Comment Received	SA Report Reference	LUC Response
		addition of a suitable footpath. The development boundary and appraisal of this preferred site allocation policy has been revised accordingly alongside any judgements and scores associated with the location of development within the site option, such as heritage.
Mrs Lesley Whybrow		
Paragraph 2.24 refers to a list of preferred options for Local Green Spaces over the plan period. However, no such list has been included in the consultation document. It is hard to see how the council can be consulting on the allocation of development sites when it is not at the same time offering a list of preferred options for Local Green Spaces and neither has it completed its open space strategy.	Paragraph 2.24	The council's Open Space Strategy is in the process of being finalised. The proposed Submission Places and Policies Local Plan states that the Council will support and assist local communities with the assessment and designation of Local green Spaces, based on the NPPF assessment criteria, through Neighbourhood Plans. How the proposed Submission Places and Policies local Plan does not allocate any Local Green Spaces.

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**.

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
<p>Climatic factors and energy</p> <p>The need to meet national carbon reduction targets.</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>International</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>National</p> <p>Improve the energy efficiency of buildings and reduce their carbon emissions.</p> <p>Reduce CO₂ 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>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</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>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>Local</p> <p>Promote domestic energy efficiency.</p>		
<p>Flood risk</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>National</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>Population and human health</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 changing demands on key services and facilities such as housing, health, education and social</p>	<p>International</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>National</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> <ul style="list-style-type: none"> Reducing health inequalities and improving health services. 	<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>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"> • Pursuing social improvements. • Valuing open spaces, sport and recreation facilities for, amongst other things, their contribution to healthy lifestyles. • Improving skills and educational attainment levels and standards. • Improving community safety and reducing crime rates. <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>Local</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>		
<p>Housing</p> <p>Lack of affordability of housing is a growing issue in the District.</p>	<p>National</p> <p>Provide better quality housing.</p> <p>Increase the number of homes built.</p>	<p>Population; material assets; human health</p>	<p>SA5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including</p>

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
	<p>Increase the rate at which homes are built.</p> <p>Significantly increase affordable housing provision.</p> <p>Local</p> <p>Improve the quality of the District's housing.</p> <p>Improve the provision of homes, including affordable housing, having regard to housing needs and homelessness.</p>		the elderly.
<p>Economy and labour market</p> <p>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.</p> <p>Unemployment in general and youth unemployment in particular are high in Shepway and many of the jobs available are relatively low paid.</p> <p>Shepway has relatively low levels of educational attainment and skills which could hinder economic growth in the District.</p> <p>Parts of Folkestone, notably several areas of the 'secondary frontage' suffer from high vacancy rates of retail premises.</p>	<p>National</p> <p>Increase and widen employment opportunities to meet the needs of all.</p> <p>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.</p> <p>Improve access to jobs.</p> <p>Provide a supply of land suitable for the needs of different businesses.</p> <p>Local</p> <p>Provide quality education and training opportunities to all.</p> <p>Enhance the vitality and vibrancy of the District's town centres through regeneration.</p> <p>Improve the economic stability of the District and diversify the employment base and skills development opportunities.</p> <p>Deliver major social, physical and economic regeneration projects.</p>	<p>Population; material assets; 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>SA6. Support the creation of high quality and diverse employment opportunities.</p> <p>SA7. Conserve and enhance the fabric and setting of historic assets.</p> <p>SA8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.</p> <p>SA9. Conserve and enhance biodiversity, taking into account the effects of climate change.</p>
<p>Open space</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>National</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> <p>Local</p> <p>Alleviate open space deficiencies within pockets of built up residential areas.</p> <p>Enhance accessibility, quality and value of green space.</p> <p>Conserve green space so as to respond to the anticipated</p>	<p>Material assets, flora, fauna, climatic factors, biodiversity, human health</p>	<p>SA14. Protect and enhance green infrastructure and ensure that it meets local needs.</p>

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
	<p>increase in use.</p> <p>Shepway District Council to work closely with land owners and parish councils to enable opportunities for new open space provision.</p> <p>Increase number of play facilities available to residents.</p>		
<p>Historic environment</p> <p>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.</p>	<p>International</p> <p>Conserve and enhance cultural heritage.</p> <p>National</p> <p>Provide effective protection to all aspects of the historic environment.</p>	Cultural heritage	SA7. Conserve and enhance the fabric and setting of historic assets.
<p>Landscape and townscape</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>International</p> <p>Conserve and enhance landscape diversity.</p> <p>Protect, manage and enhance landscapes.</p> <p>National</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>Biodiversity</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>International</p> <p>Protect and enhance biodiversity and the natural environment, particularly in respect of habitats/species of International and European importance.</p> <p>National</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>	Fauna, flora	SA9. Conserve and enhance biodiversity, taking into account the effects of climate change.

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
	<p>Ensure value of ecosystem services are fully reflected in decision-making.</p> <p>Local</p> <p>Protect and enhance the quality of the local environment and biodiversity.</p>		
<p>Air pollution</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 roads such as the A20.</p>	<p>International</p> <p>Control and reduce air / noise pollution.</p> <p>National</p> <p>Reduce, control and mitigate air and noise pollution.</p> <p>Reduce and manage exposure to air and noise pollution.</p> <p>Local</p> <p>Reduce, limit and mitigate air 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.
<p>Soil</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>Shepway contains valuable sand and gravel reserves which could be sterilised by development.</p>	<p>International</p> <p>Prevent pollution of, and improve the quality of the soil.</p> <p>National</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>Local</p> <p>Minimise and mitigate the contamination of land.</p>	Soil	SA11. Use land efficiently and safeguard soils, geology and economic mineral reserves.
<p>Water quality</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>International</p> <p>Prevent pollution of, and improve the quality of water resources.</p> <p>National</p> <p>Minimise and mitigate the pollution of water courses.</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.

Key sustainability issues (Chapter 4)	Key policy objectives (Appendix 2)	SEA Directive topics	SA objectives
	Improve land, soil and water quality.		
<p>Water resources</p> <p>There is potentially insufficient capacity in the strategic link wastewater connection between the Wastenhanger and Lymgne area and the Sellindge WwTW.</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>International</p> <p>Ensure water is used in a sustainable way.</p> <p>National</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 sustainable communities.</p>	Water	SA13. Use water resources efficiently.
<p>Transport</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>International</p> <p>Promote sustainable transport modes.</p> <p>National</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>Local</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

Reasons for selecting and not selecting site options for allocation in the Places and Policies Local Plan

SHLAA Reference No/address	Proposed Use	Subject to SA at Preferred Options Stage (2016)	Part of Preferred Options Plan (October 2016)	Subject to SA at Submission Stage (2017)	Part of Submission Plan (September 2017)	Explanation
Site Options Selected for Allocation in Places and Policies Local Plan						
Site - 004 Former Sands Motel, Land adjoining pumping station, Dymchurch Road, St Mary's Bay (Policy RM9)	Residential	Yes	Yes	Yes	Yes	2006 Local Plan allocation that has recently been granted planning permission.
Site - 027B Shepway Close, Folkestone (Policy UA6)	Residential	Yes	Yes	Yes	Yes	The site is located within an urban area with few constraints and suitable for development. Loss of open space to be considered as part of any policy.
Site - 045 Forms part of the Rotunda and Marine Parade Car Parks, Lower Sandgate Road, Folkestone (Policy UA2)	Residential	Yes	Yes	Yes	Yes	Previously developed site located in the harbour/seafront area which is allocated for regeneration. It is also within a conservation area with a number of listed buildings surrounding it. Development provides an opportunity to improve the built form in the conservation area and to help regeneration of Folkestone.
Site - 046 Ingles Manor, Castle Hill Avenue, Folkestone (Policy UA5 & E1)	Residential/ Employment	Yes	Yes	Yes	Yes	Former allocation in the 2006 Local Plan, which has partly been developed. Considered suitable for mixed development to meet both employment and residential needs of Folkestone.

SHLAA Reference No/address	Proposed Use	Subject to SA at Preferred Options Stage (2016)	Part of Preferred Options Plan (October 2016)	Subject to SA at Submission Stage (2017)	Part of Submission Plan (September 2017)	Explanation
Site – 103 The Royal Victoria Hospital, Radnor Park Avenue, Folkestone (Policy UA3)	Residential	Yes	Yes	Yes	Yes	Existing empty building located close to central Folkestone within walking distance of local facilities (including Folkestone central Station). The site has been the subject to a residential planning application. The property is also not fit for modern medical use.
Site: 113 Encombe House, Sandgate (Policy UA12)	Residential	Yes	Yes	Yes	Yes	The site has planning permission for residential development and the land has been cleared.
Site: 137 Smiths Medical Campus, Hythe (Policy UA13)	Residential/ Employment	Yes	Yes	Yes	Yes	Vacant site located within Hythe in a sustainable location close to local facilities. Although the site is within Flood Zone 3, and within 'significant' flood hazard in the Shepway SFRA, redevelopment of the site would provide public benefit through improved employment opportunities as part of a mixed use scheme and make use of a previously-developed site in a sustainable location.
Site: 142 Hythe Swimming Pool, Hythe (Policy UA19)	Residential	Yes	Yes	Yes	Yes	The swimming pool is now at the end of its useful life and does not meet the needs of local community. A new pool has been identified at Princes Parade as part of Policy UA18 and when this has been built/permitted, this will leave the site vacant. The site is close to local facilities.

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Site: 153 Princes Parade, Hythe (Policy UA18)	Mixed (Residential/Retail/Leisure)	Yes	Yes	Yes	Yes	Former domestic refuse waste disposal site located close to some local facilities (including public transport and primary school). Whilst the site has constraints (the scheduled monument and a local wildlife designation) it is considered that these can be mitigated as part of the development and there would be public benefit of providing a suitable and available location for a replacement swimming pool for Hythe, creating accessible open space and providing homes.
Site: 195 Forms part of Development at North Lydd (Policy RM8)	Residential	Yes	Yes	Yes	Yes	Previously developed land allocated for employment use in 2006, which never came forward. Whilst the site is some distance from the town centre it is served by public transport. The site is outside Flood Zones 2 and 3 and is, therefore, sequentially preferable in terms of flood risk in the Romney Marsh Area.
Site: 209 Former Lympne Airfield (Policy ND6)	Residential/Open land	Yes	Yes	Yes	Yes	Former airfield that was subject to past planning application for 250 dwellings, which was refused. The Inspector concluded, however, that the site could come forward but with capacity reductions to reflect Lympne's position in the settlement hierarchy. The site is located close

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						to bus routes, primary school and local shop. The policy ensures that a large open area between the development and the industrial estate, to the west, is retained in addition to creation of new public open spaces.
Site: 244 Former Officers Mess, Areodrome Road, Hawkinge (Policy ND1)	Residential	Yes	Yes	Yes	Yes	Brownfield site previously allocated for education purposes (2006) but which is now no longer required. The Planning and Licensing Committee agreed to grant planning permission on the 26 th July 2016 for 76 dwellings on this site.
Site: 306A Land South of Kitewell Lane, Lydd (Policy RM7)	Residential	Yes	Yes	Yes	Yes	Undeveloped land within the urban area formerly allocated for employment (2006), but which has not come forward. The site is adjacent to existing residential development and is located outside Flood Zones 2 and 3 (sequentially preferred site in the Romney Marsh Character Area).
Site: 313 Foxwood School, Seabrook Road, Hythe (Policy UA17)	Residential	Yes	Yes	Yes	Yes	Previously developed site with good access to local facilities and few constraints.
Site: 334 Mill Lane to the rear of Mill	Residential	Yes	Yes	Yes	Yes	Site located within urban development of Hawkinge close to

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Farm, Hawkinge (Policy ND2)						local services.
Site: 342 Forms part of Rotunda and Marine Parade Car Parks, Lower Sandgate Road, Folkestone (Policy UA2)	Residential	Yes	Yes	Yes	Yes	Previously developed site located in the harbour/seafront area which is allocated for regeneration. It is also within a conservation area with a number of listed buildings surrounding it. Development provides an opportunity to improve the built form in the conservation area and to help regeneration of Folkestone.
Site: 346 Former Gas Works, Ship Street, Folkestone (Policy UA7)	Residential	Yes	Yes	Yes	Yes	Brownfield site located within the urban area and was allocated in the 2006 Shepway Local Plan. Some remediation undertaken.
Site: 379 Land off Victoria Road West, Littlestone (Policy RM2)	Residential	Yes	Yes	Yes	Yes	Undeveloped site located adjacent to the built form. Although the site is within Flood Zone 2 and 3, the site is either outside or within the low or moderate flood hazard in the Shepway SFRA. The site has few other constraints. Given the few suitable development sites in the Marsh, this site is sequentially preferable.
Site: 382	Residential/	Yes	Yes	Yes	Yes	Brownfield site previously allocated (2006) for employment that has not

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East Station Goods Yard, Folkestone (Policy UA1)	Employment					come forward. Planning application for 41 dwellings and business units has been granted.
Site: 402 Forms part of Sellindge (Policy ND5)	Residential	Yes	Yes	Yes	Yes	This site has been submitted with a tight focus on the existing piggery buildings and its immediate curtilage. It wraps tightly around the back of 'Springfield' and extends parallel to land associated with 'Orchards End'. The site is within walking distance of a bus stop, primary school and GP surgery.
Site: 403 Land west of Ashford Road, New Romney (Policy RM4)	Residential	Yes	Yes	Yes	Yes	The site is within walking distance of a range of services and transport links. The site is adjacent to the broad location for New Romney in the Core Strategy. While it is situated in Flood Zones 2 and 3, the SFRA shows it as offering nil risk, while other constraints are limited to attention to archaeological potential and biodiversity enhancement opportunities.
Site: 404 Land adjacent to Kent Battle of Britain Museum, Areodrome Road, Hawkinge (Policy ND3)	Residential/ Museum	Yes (Majority of the site for Residential)	Yes (Majority of the site for Residential)	Yes	Yes	Former airfield site that was allocated for the expansion of the museum in the 2006 Local Plan. Although the site is within the AONB, it has housing development on three sides and is within the built area of Hawkinge. Allocation of the site

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						would enable expansion of the museum and provide new homes on a previously developed site.
Site: 418 Etchinghill Nursery, Etchinghill (Policy ND9)	Residential	Yes	Yes	Yes	Yes	The site is within walking distance of the centre of Etchinghill and good bus links. Whilst the site is on the edge of the village in the AONB, it is set against development to the north, west and south. The site is also contained behind a strip of mature woodland to the north east that follows the line of a disused railway line.
Site: 419 Land adjacent to the Golf Course, Etchinghill (Policy ND10)	Residential	Yes	Yes	Yes	Yes	The site is within walking distance of the centre and bus stops. It is considered that the site would have limited impact on the AONB given that any proposals would be set against existing development to the west and south, and contained within a line of mature trees running along a disused railway cutting to the east. There would still be separation between the village and the golf club house to the north.
Site: 425C Affinity Water, Shearway Road, Cheriton (Policy UA11 & E1)	Residential/ Employment/ Open Space	Yes (Just residential & open space)	Yes (Just residential & open space)	Yes	Yes	The site is in a sustainable location within the urban confines of Folkestone and reasonably close to local facilities. It is considered that the site would be suitable for mixed

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						use employment and residential development
Site: 431 The Old Slaughterhouse, 'Rosemary Corner', Brookland (Policy RM12)	Residential	Yes	Yes	Yes	Yes	Located close to the centre of the settlement. Although the site is within Flood Zones 2 and 3, the site is outside any flood hazard in the Shepway SFRA, and so the site is sequentially preferable in terms of flooding in the Romney Marsh Character Area.
Site: 436/230 Land rear of the Old School House, Church Lane, New Romney (Policy RM3)	Residential	Yes	Yes	Yes	Yes	Both sites have had planning permission for residential development. The larger site for 14 and the smaller site for 4 dwellings.
Site: 451b/306b Kitewell Lane, rear of the Ambulance Station, Lydd (Policy RM6)	Residential	Yes	Yes	Yes	Yes	The site is outside of flood Zones 2 and 3, which is rare in the Marsh Character area. The site is contained within the existing built form and, whilst some way from the centre, is close to a bus stop. Part of the site was subject to a past planning permission.
Site: 458 Highview School, Moat Farm Road, Folkestone (Policy UA8)	Residential	Yes	Yes	Yes	Yes	Previously developed site located within the urban area within walking distance of local facilities.

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Site: 462 Land rear of Varne Boat Club, Coast Drive, Greatstone (Policy RM10)	Residential	Yes	Yes	Yes	Yes	Planning permission has been granted for residential development on this site.
Site: 605 Land east of Broad Street, Lyminge (Policy ND4)	Residential	Yes	Yes	Yes	Yes	Lyminge is a settlement with good facilities and transport links but with limited sites for future development. This site, whilst extending the built form southwards, would be adjacent to the recent Doctor's surgery and would provide an opportunity to improve footway/bridleway and cycle links to links to Etchinghill along a former railway line.
Site: 612 Land adjacent to Moore Close, Brenzett (Policy RM14)	Residential	Yes	Yes	Yes	Yes	The site is located in a Primary Village with some local services within walking distance (primary school, local shop and public transport). Although the site is within Flood Zone 3, the site does not fall within the flood hazard mapping in the Shepway SFRA.
Site: 618 forms part of Sellindge (Policy ND5)	Residential	Yes	Yes	Yes	Yes	The site is in a sustainable location within walking distance of services in the village, including primary school. Few other constants other than the adjacent historic asset.

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Site: 621 Land at Station Road, Hythe (Policy UA14)	Residential	Yes	Yes	Yes	Yes	The site is within walking distance of local facilities, with a footway leading to Seabrook Road opposite the site. There is residential development to the north, east and south of the site. The site boundary consists of mature trees which would help mitigate any impact on the setting of the AONB.
Site: 622 Land at the Saltwood Care Centre, Hythe (Policy UA15)	Residential (C2)	Yes	Yes	Yes	Yes	Proportionate expansion of existing care home would help meet some of the future needs of aging population. Open market housing would not be suitable on this site.
Site: 625 3-5 Shornclyffe Road, Folkestone (Policy UA4)	Residential	Yes	Yes	Yes	Yes	Former office building located within the urban area close to Folkestone town centre.
Site: 635 Camping and Caravan Site, Stelling Minnis (Policy ND7)	Residential	Yes	Yes	Yes	Yes	Site located close to local facilities in the village with existing development to the north, south and east. New development would infill space within the settlement rather than extend the built form into the countryside.
Site: 637 Brockman Family Centre, Cheriton (Policy UA9)	Residential	Yes	Yes	Yes	Yes	Brownfield site located on the edge of existing residential development and local services and employment site.

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Site: 638 Land adjoining the Marsh Academy, Station Road, New Romney (Policy RM5)	Mixed Use (Medical Centre/ Residential)	Yes (Just residential)	Yes (Just residential)	Yes	Yes	Previously developed site located adjacent to the Marsh Academy. Proposed mixed development including medical hub would complement existing uses. Although the site falls within Flood Zone 2 and 3, it does not fall within any flood hazard as identified in the Shepway SFRA.
Site: 656 Silver Spring Site, Park Farm (Policy RL11 & E1)	Mixed use (Employment/Retail/ Leisure)	Yes	Yes	Yes	Yes	Previously developed site located in the Park Farm Business Park. Suitable for employment and complementary uses to meet needs identified in the ELR.
Site: 687 The Cherry Pickers Public House, Cheriton (Policy UA10)	Residential	Yes	Yes	Yes	Yes	Previously developed site located in an existing residential area.
Site: 1003/385 Land adjoining 385 Canterbury Road, Densole (Policy ND8)	Residential	Yes	Yes	Yes	Yes	Secondary village with some services (public transport and local shop). The site is considered to be fairly well contained within the existing built form as it is located between residential areas to the east and south and a caravan park to the north. The allocation is for frontage development with allotments to mitigate the loss of agricultural land and to create a softer edge to the development on the western side in

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						the AONB.
Site: 1005 forms part of Sellindge (Policy ND5)	Residential	Yes	Yes	Yes	Yes	Site located towards the edge of Sellindge but has footpath and bus stops located near to it. The site is well contained with residential development to the north, south and to the west.
Site: 1007 forms part of Sellindge (Policy ND5)	Residential	Yes	Yes	Yes	Yes	Residential property located close to the centre of Sellindge and local services. The site sits within the strategic residential site as set out in the Core Strategy 2013, which now has planning permission.
Site: 1013 Car park, Coast Drive, Greatstone (Policy RM11)	Residential	Yes	Yes	Yes	Yes	Previously developed site located on the seafront of Greatstone close to bus stop and local shop. Although the site falls within Flood Zone 3, the flood hazard mapping in the Shepway SFRA indicates that risk is low.
Site: 1018 St Saviour's Hospital, Seabrook Road, Hythe (Policy UA16)	Residential	Yes	Yes	Yes	Yes	Previously developed site located in the urban area close to local bus route and primary school.
Shearway Business Park (Policy E1)	Employment	Yes	Yes	Yes	Yes	Allocation in the existing adopted 2006 Plan. This is the residual area of the whole site which has been developed.

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Cheriton Park (Policy E1)	Employment	Yes	Yes	Yes	Yes	Allocation in the existing adopted 2006 Plan. This is the residual area of the whole site which has been developed.
Folkestone Harbour Development (Policy E1)	Employment	No	No	Yes	Yes	Site has planning permission for mixed-use development including an element of employment uses.
Hawkinge West, Hawkinge (Policy E1)	Employment	Yes	Yes	Yes	Yes	Allocation in the existing adopted 2006 Plan. This is the residual area of the whole site which has been developed.
Nickolls Quarry, Hythe (Policy E1)	Employment	Yes	Yes	Yes	Yes	Site has planning permission for mixed development including an element of employment uses. Residential development has started on site.
Link Park (Phase 1 and 2), Lympe (Policy E1)	Employment	Yes	Yes	Yes	Yes	Allocation in the existing adopted 2006 Plan. This is the residual area of the whole site which has been developed.
Mountfield Road, Phases 3 and 4, New Romney (Policy E1)	Employment	Yes	Yes	Yes	Yes	Allocation in the existing adopted 2006 Plan. This is the residual area of the whole site which has been developed.
Harden Road, Lydd	Employment	Yes	Yes	Yes	Yes	Allocation in the existing adopted 2006 Plan. This is the residual area

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(Policy E1)						of the whole site which has been developed.
Dengemarsh Road, Lydd (Policy E1)	Employment	Yes	Yes	Yes	Yes	Allocation in the existing adopted 2006 Plan. This is the residual area of the whole site which has been developed.
Site: PO18 Land between Hillside and Brandet House, Rhee Wall Road, Brenzett (Policy RM14)	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	Yes	Site fronting Rhee Wall that could provide alternative access option to proposed allocation (Moore Close).
Site: PO19 Land adjacent to Framlea, Rye Road, Brookland (Policy RM13)	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	Yes	Small site close to proposed allocations in Brookland to be included within the proposed larger allocation and the settlement confines. Planning permission has been granted in the past for four dwellings.
Site: PO20 Cherry Gardens, New Romney (Policy RM1)	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	Yes	The site lies adjacent to existing residential development in New Romney, close to some local services (bus route and local school). The site is well contained within the existing built form with housing to the west, east and south.
Site: PO30 Land off Boarmans Road, Brookland (Policy RM13)	Residential	N/A Submitted at Preferred	N/A Submitted at Preferred	Yes	Yes	Site identified to meet the open space requirements identified in the Open Space Review which could come forward with the allocations on

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		Options Stage	Options Stage			Rye Road.
Site Options Not Selected for Allocation in Places and Policies Local Plan						
Site: 155 Rectory Field, Eversley Road, Hythe	Residential	Yes	No	Yes	No	Former school playing field, the loss of which to development would be contrary to NPPF. The site could be used to meet future school requirements.
Site: 158 Vale Farm (The Piggeries) Horn Street, Folkestone	Residential	Yes	No	Yes	No	The site is within a Local Landscape Area, is an undeveloped site and there are concerns in relation to the additional traffic generated on Horn Street.
Site: 204A SHAA Site: 204A - Folkestone Racecourse	Residential	Yes	Yes	Yes	No	The site has been withdrawn by the landowners and is unavailable at this point in time.
Site: 261 Limuru, Cowgate Lane	Residential	Yes	No	Yes	No	Although the site is at the edge of a service centre it is very rural in nature and far removed from services. In addition the site is in the AONB and the impact on this requires specific consideration
Site: 289A Romney Marsh Potato Company, New Romney	Residential	Yes	No	Yes	No	The site has planning permission and is under construction.
Site: 303A	Residential	Yes	No	Yes	No	Development at this site would have

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Land south of Little Densole Farm						a detrimental impact on the AONB due to its size and location. A suitable vehicular access could not be achieved.
Site: 316 East Hawkinge Lands	Residential	Yes	No	Yes	No	A large (over 10ha) undeveloped site in the AONB. Development would have a detrimental impact on the AONB. The Core Strategy resolved to consolidate Hawkinge (CS para 5.147) and rejected a major expansion. In addition this site is not well contained and the boundary to the east would be extremely vulnerable to further growth in the future.
Site: 328 Sellindge East	Residential	Yes	No	Yes	No	This is a large undeveloped site, development of which would be expansion into the countryside, with a site boundary vulnerable to further growth in the future to the North East of the site. The current Sellindge policy in the Core Strategy already identifies development for the settlement. The site is also constrained by the electricity pylons running across the southern section of the site and its proximity to the motorway.
Site: 329 Pepperland Nurseries,	Residential	Yes	No	Yes	No	The site is remote in terms of access to services and previous housing

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Boarmans Lane, Brookland						proposals have been refused.
Site: 335 Fisher Field, Dungeness Road, Lydd	Residential	Yes	No	Yes	No	The site is situated in Flood Zone 3 and within the 'significant' hazard flood risk in the Shepway SFRA. There are sequentially preferable alternative sites in the Marsh Character Area.
Site: 338 Black Bull Allotments, Dolphins Road, Folkestone	Residential	Yes	No	Yes	No	Development of the site would result in the loss of existing allotments that are popular with the community.
Site: 373 Land West of Cockreed Lane, New Romney	Residential	Yes	No	Yes	No	The site is located to the north of allocated strategic site (with planning permission but where development has not yet started). Development here would constitute encroachment into the countryside.
Site: 388 Land west of Canterbury Road, Hawkinge	Residential	Yes	No	Yes	No	Development would extend built form onto North Downs scarp which would have a detrimental impact on the AONB. A suitable vehicular access cannot be established.
Site: 390 forms part of Development at North Lydd	Residential	Yes	Yes	Yes	No	There is no footpath to the site and it would not be possible to provide one due to the limited width of Station Road. This would be a safety risk for pedestrians. The site would not be sustainable as it would be dependent

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						upon the car.
Site: 405 Land East of Coolinge Lane, Sandgate	Residential	Yes	Yes	Yes	No	The site would result in the loss of former playing pitches and there is no evidence to justify this. A Playing Pitch Strategy will be carried out for the review of the Core Strategy.
Site: 407a & 609 forms part of Lands north and south of Rye Road, Brookland	Residential	Yes	No	Yes	No	The sites have been allocated as part of the large site option PO19.
Site: 409 Land at Cockreed Lane, New Romney	Residential	Yes	No	Yes	No	Site forms part of the strategic allocation in the Core Strategy (2013). Planning permission has been granted.
Site: 415/430 Land east of Ashford Road, New Romney	Residential	Yes	No	Yes	No	Site forms part of the strategic allocation in the Core Strategy (2013). Planning permission has been granted.
Site: 416 (317 & 416) Fisherman's Beach, Land off Range Road, Hythe	Residential	Yes	No	Yes	No	The site has been granted planning permission for residential development and it is under construction.
Site: 423b Land east of former railway, Teddars Leas Road, Etchinghill	Residential	Yes	No	Yes	No	Development here would be encroachment into the countryside/AONB as there is no development to the north east of the former railway line in Etchinghill.

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Site: 457 Land opposite Rock Cottage, Botolph's Bridge Road, Hythe	Residential	Yes	No	Yes	No	Remote site located away from local services. The majority of the site falls within the 'significant' flood hazard, as identified in the Shepway SFRA, with 'extreme' flood hazard surrounding the site. In terms of flood risk, there are sequentially preferable sites within the Hythe area
Site: 602 Land between Valebrook Close and Valestone Close, Horn Street, Folkestone	Residential	Yes	No	Yes	No	The site lies within a Local Landscape Area and any development here would be detrimental to the rural character of this area due to coalesce of the two existing developments, leading to greater urbanisation of the countryside. There are few local facilities in the local area. There is concern with increased traffic along Horn Street.
Site: 604 Land east of Eastbridge Road, Dymchurch	Residential	Yes	No	Yes	No	A suitable vehicular access cannot be achieved to the site due to poor visibility splays, there are no footpaths to the site and the site is in a remote location away from local services. The site is within Flood Zone 3 and is within 'Significant' flood hazard in the Shepway SFRA. In terms of flood risk there are sequentially preferable sites in the Marsh Character Area.

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Site: 606 The Mount, Barrow Hill, Sellindge	Residential	Yes	No	Yes	No	There is an upstanding Bronze Age burial mound recorded on site. Therefore allocation for residential development would be detrimental to the setting of this important historic asset.
Site: 610 Grove House land, Main Road, Sellindge	Residential	Yes	No	Yes	No	The site is rural and open in character. Until the broad location is built, development of this site would not integrate with the existing settlement, creating further sporadic development along the A20. In addition the site completely wraps around a large characterful detached country house.
Site: 613 Land at Rear of Barnstormers, Stone Street, Stanford	Residential	Yes	Yes	Yes	No	Access to the site is only available through the demolition of the existing property but it is not clear if this is being proposed. The site is also adjacent to a Listed Building (The Mill), the setting of which would need to be considered as part of any development. This would most likely reduce the number of dwellings to less than five (and therefore below the size threshold for allocation in the plan).
Site: 617 Black Horse Caravan Site, 385	Residential	Yes	No	Yes	No	Although this is a previously developed site (it is a caravan park), the site extends into the countryside

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Canterbury Road, Densole						and residential development (with associated paraphernalia such as street lighting) would have a detrimental impact on the AONB.
Site: 620 Land at Harden Road, Lydd	Residential	Yes	No	Yes	No	Site located on the edge of the town close to the railway line. Although the site falls within Flood Zone 3 the site falls within low or moderate flood hazard in the Shepway SFRA. The site can only be accessed, however, by a private road in third party ownership and deliverability is therefore uncertain.
Site: 623 South of Ashford Road, Taylor Wimpey lands, Sellindge	Residential	Yes	No	Yes	No	The site is allocated in the Core Strategy 2013 as a strategic site for residential development.
Site: 627 Land to the rear of Brook Lane Cottage, Brook Lane	Residential	Yes	Yes	Yes	No	The site is located behind existing development but is some distance away from the main centre of Sellindge. The site is, however, located within walking distance of a bus stop. The access road is extremely narrow and already serves the parking area for the rear of the properties on Brook Lane. The access is therefore not suitable for residential development.
Site: 636	Residential	Yes	Yes	Yes	No	This site has had planning permission for residential development and work

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The Shepway Resource Centre, Military Road						has commenced.
Site: 639 St Nicholas Playing Field, Rolfe Lane, New Romney	Residential	Yes	No	Yes	No	This site forms part of the New Romney development potential area as set out in the Core Strategy 2013 and has outline planning permission.
Site: 640 Land adj. 43 Horn Street	Residential	Yes	No	Yes	No	This would not be a preferred site as a result of its distance from services, its physical separation from the settlement of Horn Street, and would be an extension of the built area, encroaching into the countryside. Development here would, therefore, have a detrimental impact on the local landscape area.
Site: 674 Digby Road, Folkestone CT20 3NB	Residential	Yes	No	Yes	No	The site is located in the urban area close to local facilities. The site is, however, a car park used by local residents and the loss of this facility would cause parking problems in this area.
Site: 681 Commercial Land, Mountfield Road, New Romney	Residential	Yes	No	Yes	No	Business units at the entrance of Mountfield Road Industrial Estate. These are in use and to be retained.
Site: 686/1004 Land at Duck Street, Elham	Residential	Yes	Yes	Yes	no	The site is within walking distance of the local bus stop and the village centre. The site does not have a suitable vehicle access and any

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						improvements would require third party land. The site would also be constrained if the relationship of new dwellings on neighbouring properties and SUDs were considered. This would reduce the number of properties on the site to below five and below the size threshold for allocation in the plan.
Site: 689 Westbrook School Playing Field, Shornclyffe Road, Folkestone	Residential	Yes	No	Yes	No	This site has planning permission for residential development, which is now under construction.
Site: 1002 Land at Spitfire Way, Hawkinge	Residential	Yes	No	Yes	No	This site has planning permission for mixed use development, including residential, which is now under construction.
Site: 1014 Craythorne Farm, New Romney.	Residential	Yes	No	Yes	No	Site located on the edge of New Romney, which would be in the countryside. The size of the site would suggest that it would not be suitable for allocation as only three or four units would be permissible at a density of around 20 dwellings per hectare. Higher density would be out of keeping for a site on the edge of the town in the countryside.
Site: 1015 Brickyard Poultry Farm, New	Residential	Yes	No	Yes	No	The site is located some distance away from the main centre in the countryside. Cockreed Lane is not

SHLAA Reference No/address	Proposed Use	Subject to SA at Preferred Options Stage (2016)	Part of Preferred Options Plan (October 2016)	Subject to SA at Submission Stage (2017)	Part of Submission Plan (September 2017)	Explanation
Romney						wide enough and there are no footways to the site from the main town. Land adjacent (and closer to the town) has been identified in the Core Strategy for residential development and has been granted planning permission. This would need to be developed before this site was considered.
Site: 1020 Land to the South of New Romney	Mixed Use (Residential/Medical Centre/Open Space/ Relief Road)	Yes	Yes	Yes	No	Large site put forward for mixed use development including residential, open spaces, medical hub and relief road to Mountfield Road Industrial Estate. Site could not come forward due to landowner withdrawing large part of the site from the development proposal making deliverability uncertain.
Site: PO1a Land at Sellindge West	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	Undeveloped site in rural location on the edge of Sellindge. Development here would infill the gap between two existing pockets of development. These gaps allow views to further open countryside and towards the AONB beyond, helping to maintain the rural feel and character of the village.
Site: PO3 East Hawkinge Lands, Hawkinge	Residential	N/A Submitted at Preferred	N/A Submitted at Preferred	Yes	No	The site is a large area of agricultural land located on the edge of the settlement. Development here would

SHLAA Reference No/address	Proposed Use	Subject to SA at Preferred Options Stage (2016)	Part of Preferred Options Plan (October 2016)	Subject to SA at Submission Stage (2017)	Part of Submission Plan (September 2017)	Explanation
		Options Stage	Options Stage			encroach into the countryside which is within the Kent Downs AONB.
Site: PO4 Land South West of Canterbury Road, Lyminge	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	Development of this site would be against the grain of the settlement and result in a significant encroachment into the countryside. The site is much larger than the proposed allocation (605 above), which follows the urban form and provides additional benefits.
Site: PO5 Red House Lane	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	The site is located on the eastern side of the former railway line and would be divorced from the main built form. Development here would encroach into the countryside and be detrimental to the Kent Downs AONB.
Site: PO8 Land at rear of Touchwood, Stone street, Stanford	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	Land located to the rear of properties along Stone Street, development of which would be against the grain of the village, as it would be 'back land' development, and would encroach into the countryside. The size of the area could also result in around 20 dwellings, which would not reflect the size and function of the settlement in the hierarchy.
Site: PO21 Land behind Village Hall Car	Residential	N/A Submitted at	N/A Submitted at	Yes	No	The site is located within the settlement boundary and is in a

SHLAA Reference No/address	Proposed Use	Subject to SA at Preferred Options Stage (2016)	Part of Preferred Options Plan (October 2016)	Subject to SA at Submission Stage (2017)	Part of Submission Plan (September 2017)	Explanation
Park, Orgarswick Avenue, Dymchurch		Preferred Options Stage	Preferred Options Stage			sustainable location close to local services. The site, however, is located within Flood Zone 3 and is within the 'Significant' Flood Hazard in the Shepway SFRA. There are sites in the Romney Marsh Character Area that have been identified to meet the Core Strategy requirement which are sequentially preferable to this site.
Site: PO23 Land at Harden Road, Lydd	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	Although the majority of the site is outside of Flood zone 3, and is in a reasonably sustainable location, the site is to be retained for employment uses.
Site: PO24 Land at Harden Road, Lydd	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	Although the site could form an extension to existing residential development, it does not have a suitable vehicular access as it would require third party land.
Site: PO25 Land adjacent to Josephs Way, New Romney	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	Although the site scores well in terms of sustainability and does not fall within any Flood Hazard in the Shepway SFRA, a suitable vehicular access cannot be achieved as this would need third party land.
Site: PO26 Former Cemex Yard, Station	Residential	N/A Submitted at	N/A Submitted at	Yes	No	Development of this site would result in extending the urban form southwards against the grain of the

SHLAA Reference No/address	Proposed Use	Subject to SA at Preferred Options Stage (2016)	Part of Preferred Options Plan (October 2016)	Subject to SA at Submission Stage (2017)	Part of Submission Plan (September 2017)	Explanation
Approach, New Romney		Preferred Options Stage	Preferred Options Stage			settlement. The site is also unsuitable for residential as it's bounded on two sides by industrial uses and is in close proximity to a recycling centre and sewerage treatment works, resulting in potentially poor amenity for future residents.
Site: PO27 Dymchurch Recreational Ground	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	Whilst the site is located close to local facilities, the development would result in the loss of playing field. Without further evidence, this would be contrary to NPPF paragraph 74.
Site: PO28 Land at St Andrews Road, Littlestone Golf Club	Residential	N/A Submitted at Preferred Options Stage	N/A Submitted at Preferred Options Stage	Yes	No	There are few local facilities within walking distance of the site with only a bus stop within 500m. A key constraint would be the site's proximity to the adjacent Ramsar and SSSI and the impact any development may have on their associated wildlife and habitats. The proposal would result in the net loss of an opens sports facility and the displacement of the existing car park facilities with no evidence about re-provision.

Appendix 6

Detailed appraisal of policy options in 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
PART ONE: SHEPWAY AREAS AND FUTURE SITE ALLOCATIONS					
Housing and the Settlements					
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"> 1. Core Strategy policy must be applied 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. 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, 4. There is the scope for flexibility within each tier within the Settlement Hierarchy in order to meet the total figure. 5. Following on from 1, with an adopted Core Strategy in place it is beyond the scope of 		<p>Considering the principles of the policy on distribution of housing allocations in the District:</p> <ul style="list-style-type: none"> • 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. • 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 greening (SA7, SA8, SA9, 	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>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>SA11 and SA12).</p> <ul style="list-style-type: none"> The flexibility introduced by principle 4 is a pragmatic way of meeting objectively assessed housing need in the District, with further benefits for SA5. 	
		<p>Appendix 7 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 SHMA⁶ 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 (SA2 and SA9) with indirect benefits associated with urban</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>

⁶ 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
				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 8 959 in Hythe and New Romney Town (incorporating Littlestone-on-Sea) (480 per settlement).		<p>Hythe</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><u>New Romney Town (incorporating Littlestone-on-Sea)</u></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>
		<p>Appendix 9 373 in Lydd Town and Hawkinge (187 per settlement).</p>		<p><u>Lydd</u></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 local affordable housing needs</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 wider area (SA10).</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				(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>Hawkinge</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 10 263 in Dymchurch, Elham, Lyminge and Sellindge (66 per settlement).		<p>Dymchurch</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 help to sustain grow and consolidate its role as a Rural</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 place to protect and enhance these assets (SA7 and SA9).

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				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).	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).
				<u>Elham</u> 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).
				<u>Lyminge</u> 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 local affordable housing needs (SA5), public services and facilities (SA3) and employment	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 cars on the road with adverse effects on local efforts to reduce congestion (SA10) and mitigate

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				(SA6).	climate change (SA2).
				<p>Sellindge</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 11 209 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).
		Appendix 12 32 in the secondary villages (5 per		The modest scale of development within the District's secondary villages is unlikely to have a significant	The modest scale of development within the District's secondary villages is unlikely to have a significant effect against any of

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		settlement).		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 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).
Economic Development					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
Town Centres					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
Gypsy and Travellers					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
Infrastructure					
Infrastructure Policy (no policy number)	Development should provide, contribute to or otherwise address Shepway's current and future infrastructure needs. Infrastructure that is necessary to support development must exist already, or a reliable	A: Section 106 planning obligations will be used to secure infrastructure funding contributions where these are: 1) essential to make a development acceptable in planning terms; 2) are directly related to a	SS5 and CSD4	All three policy options are likely to result in local investment in infrastructure, potentially including flood defences and flood alleviation schemes (SA1 and SA12); climate change mitigation and adaptation schemes (SA2 and SA13); new and improved	Site-focussed policy options A and B do not facilitate investment in District-wide infrastructure schemes which are 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

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	<p>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>development; and 3) are fairly and reasonable related in scale and kind to the development.</p> <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>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 schemes (SA6); sustainable travel schemes (SA10); and urban regeneration and greening (SA7, SA8, SA9, SA11 and SA12). Furthermore, allowing contributions to be</p>	<p>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
				pooled for general infrastructure needs will enable the Council to benefit from the economies of scale.	
Local Green Spaces					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
Heritage					
		No policy options in Part One of Plan; related DM policy options in Part Two are assessed below.			
PART TWO: DEVELOPMENT MANAGEMENT POLICIES OPTIONS					
General Development Management					
GD1	Provide for high quality design in new development, designing out crime and enhancing a sense of place	<p>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</p> <p>Or</p> <p>B: A new policy that sets out generic design criteria with a 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</p>	<p>NPPF: para 17, 56-68</p> <p>Core Strategy: SS3</p> <p>Saved LP: BE1</p>	<p>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).</p> <p>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).</p>	<p>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>.</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
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.
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</p>	<p>NPPF: para 120</p> <p>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</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>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>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>	
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 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>	<p>NPPF: para 94,99 -104</p> <p>Core Strategy: SS3, CSD5</p>	<p>Both policy options should help to reduce the risk of flooding, (SA1) while at the same time encouraging the more efficient 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>	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
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> <ul style="list-style-type: none"> a. Is integrated into proposals at an early stage of the design process; b. Enhances and creates local distinctiveness and reinforces a sense of place; c. Responds to local character; d. Makes a positive contribution to the public realm; and e. Engages the local community in its creation. <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 of broadband).	<p>Provision for broadband (such as ducting for cables) should be designed and installed as an 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.</p>	<p>NPPF: paras 42-46</p> <p>Core Strategy: SS5</p> <p>Saved LP: U11</p>	<p>This policy should help to ensure that advanced and high quality communications infrastructure is available to communities, providing additional means to access services or opportunities to engage in education and employment (SA3 and SA6).</p> <p>In addition this policy could also support local business development by providing adequate infrastructure to support sectors targeted for</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
				economic growth (SA6).	
Housing					
H1	Providing a mix of housing type and size to meet the needs of Shepway's residents	<p>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</p> <p>Or</p> <p>B: Establish an appropriate housing mix based on a site-by-site basis</p> <p>Or</p> <p>C. Require major development to provide a percentage on site of dwellings that have 3 bedrooms or more.</p>	<p>NPPF: para 47 - 55</p> <p>Core Strategy: CSD2</p>	<p>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.</p> <p>Policy options B and C provide alternative mechanisms for meeting the SHMA⁷ 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).</p>	None identified.
H2	Recognising the role of residential garden land in housing delivery	<p>A: Allow the development of back gardens for new housing throughout the urban area subject 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</p>	<p>NPPF para 47 - 55, Core Strategy SS3</p>	<p>Options A and B are likely to boost the provision of homes to meet the needs of the 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).</p>	<p>Option C goes beyond the requirements of para 53 of the NPPF and by resisting all back 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.</p>

⁷ 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
		acceptable in principle Or C: Do not allow the development of back gardens for new housing anywhere in the District			
H3	Providing for the accommodation needs of specific sections of the community	A: Explore the possibility of providing additional pitches for Gypsies, Travellers and Travelling Showpeople on existing sites within the District And / or 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 And/or C: Set a site size threshold and a proportion of traveller pitches/plots for large housing developments	NPPF para 4, Core Strategy CSD2	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). 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 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.	None identified.
Policy number	To provide a criteria based	A: In considering applications for	NPPF para 47 -	The inclusion of the	By allowing development more

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
missing from draft PPLP	policy that can be applied to applications for sites for Gypsies, Travellers and Travelling Showpeople that are not designated.	<p>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 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>	55, Core Strategy CSD2	<p>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>	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>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 and existing infrastructure	<p>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 urban areas)</p> <p>Or</p> <p>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</p>	<p>NPPF para 47, 59; Core Strategy SS3</p> <p>Saved LP: SD1, HO2</p>	<p>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 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).</p> <p>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</p>	<p>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 landscape (SA8), biodiversity (SA9) and efficient use of land (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
				A.	
H5	Providing for accommodation for our ageing population and vulnerable members of our community	<p>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</p> <p>And/ or</p> <p>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</p> <p>Or</p> <p>C: Encourage the development of retirement communities that comprise of different types of housing and care facilities in a single location</p> <p>And/or</p> <p>D: Encourage the change of use of existing homes to specialist residential accommodation</p>	<p>NPPF para 47 - 55, Core Strategy CSD2</p> <p>Saved LP: HO13</p>	<p>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.</p> <p>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.</p> <p>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 on equality of opportunity to access such services and facilities (SA3).</p>	Option C may result in segregation of elderly people from the wider community with negative effects on 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	<p>NPPF para 47 - 55</p> <p>Core Strategy SS3</p> <p>Saved LP: HO8,</p>	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	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

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: 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?</p> <p>And/or</p> <p>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?</p>	HO9	household size predicted by the SHMA ⁸ (SA5).	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 extensions respect the character of their surroundings and reflect local vernacular and design	<p>A: Develop criteria based policies for conversions, replacement dwellings and extensions to dwellings to ensure that they respect the character of the countryside</p> <p>Or</p> <p>B: Rely upon generic design policies to assess such proposals</p>	<p>NPPF para 55</p> <p>Core Strategy CSD3</p> <p>Saved LP: CO19, CO20, CO21</p>	<p>Both policy options should help to ensure that the conversion of rural buildings to housing is of good design quality but only option A would ensure that it is sensitive to local character and distinctiveness (SA8).</p> <p>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).</p>	By relying on generic design policies, option B risks failing to reflect local character and distinctiveness with negative 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.	<p>NPPF para 47 - 55</p> <p>Saved LP: BE1</p>	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,	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

⁸ 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
		<p>These schemes will:</p> <ol style="list-style-type: none"> 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. <p>Or</p> <p>B. A criteria based policy on a site by site basis</p>		<p>and potentially provide affordable housing with positive effects on SA5.</p> <p>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).</p> <p>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).</p>	<p>with the local townscape, landscape, and cultural heritage assets (SA7, SA8) and which fails to conserve or enhance local biodiversity (SA9).</p> <p>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).</p>
Economy					
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>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</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>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>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 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>Recommendation: 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 Review⁹ that "<i>There is no strong case for releasing most existing employment sites and allocations in Shepway</i>". It</p>	

⁹ 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
				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.	
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 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>Recommendation: 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</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
				particular town centre and its role in the settlement hierarchy.	
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>Recommendation: As a well as energy efficiency and renewable energy generation, climate-change related criteria could also address efficient use of water resources, mitigation of surface water flood risk and building design that is adapted to a warmer climate.</p>	None identified.
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>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,</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).

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		Or C: Allow a more flexible approach to future economic development on all designated employment sites.		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).	
E5	Managing economic development outside designated employment sites	A: Encourage new economic development outside designated employment sites provided it meets an identified need and policy criteria And B: Allow existing employment land outside designated employment sites to be redeveloped for other uses subject to identified policy criteria Or C: Apply more general development management criteria to assessing proposals for creation or loss of employment land outside designated areas.	NPPF 21-22 Core Strategy SS2, SS4 Saved LP: SD1, E1, E2, E4	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. Subject to the criteria applied, policy options B and C would 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.	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 townscape (SA8) and efficient use of land (SA11). 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.
E6	Offices and employment areas supporting economic innovation and the knowledge economy	A: Encourage mixed used development in all town centres, including start up or live-work units. And/or	NPPF 21, 23 Core Strategy SS2, SS4, CSD6 Saved LP:, E1,	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	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

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: 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>	E2, S3-S7	<p>re-let if vacated.¹⁰ 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 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</p>	<p>the knowledge economy (SA6).</p> <p>Recommendation: 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>

¹⁰ 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
				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. ¹¹	
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</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. ¹² This would have negative effects on SA6.

¹¹ Shepway District Council (2011) Employment Land Review

¹² 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
				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).	
E8	<p>Town centre and shopping areas (primary and secondary)</p> <p>Policies that protect the vitality and viability of retailing in town centres.</p>	<p>A: Continue to set minimum percentage thresholds for the occupancy of the shopping street 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>	<p>NPPF 23-27</p> <p>Core Strategy SS3, SS4</p> <p>Saved LP: S3-S7</p>	<p>Policy options A and C are likely to help town centres remain vibrant and of an acceptable 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 & 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</p>	<p>By resisting change of use away from retail, option B is at risk of not being consistent with NPPF (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>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
				enjoyed by local communities (SA3).	Recommendation: 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.
E9	Promoting the vitality and viability of town centres, or isolated parades, by maintaining an appropriate proportion of non-shopping uses	<p>A: Introduce a flexible approach to allow non-retail uses (for example crèches, leisure activities or health centres) where these would complement retail uses and contribute to vitality and viability.</p> <p>Or</p> <p>B: Encourage the co-location of services, infrastructure facilities to create mini "hubs" and to release other land/buildings for further development.</p>	NPPF 23-27, 28 Core Strategy SS3, SS4 Saved LP: S3-S8	<p>Both policy options are likely to support community vibrancy and access to opportunities to 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).</p> <p>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.</p>	None identified.
E10	Improving sites of poor visual amenity which	A: Where there is an economically feasible case for redevelopment of	NPPF 23 Core Strategy	Option A enables the LPA to plan positively to 'identify	Both policy options allow for redevelopment of sites of poor

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	detract from the appearance of town centres and stimulate beneficial redevelopment	<p>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</p> <p>Or</p> <p>B: Leave it entirely to the market and treat incoming proposals on a case-by-case basis</p>	SS3, SS4 Saved LP: SD1	<p><i>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 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).</p>	<p>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 activity'</i> with negative effects on SA6.</p> <p>Recommendations:</p> <p>The policy should define what is meant by an 'opportunity area'.</p> <p>The policy should clarify whether it applies to all sites of poor visual amenity or only those that are currently in employment use.</p> <p>Any requirement for good design should be extended to cover benefits for biodiversity and the green infrastructure network.</p> <p>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 Review¹³ that <i>"There is no strong case for releasing most existing employment sites and allocations</i></p>

¹³ 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
					<i>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	<p>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.</p> <p>Or</p> <p>B: Not to actively promote an expansion of the night time economy and maintain the existing balance of uses</p>	<p>NPPF 23</p> <p>Core Strategy SS4</p> <p>Saved LP: S3-S7</p>	<p>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 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>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 provision of certain hot food outlets could promote unhealthy lifestyles (SA3).</p> <p>Recommendation: 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"> - Requiring developer contributions to provision of additional late night transport, public toilets, street cleaning, security/policing, good quality street lighting and so on. - Avoiding concentrations of licensed premises and/or promoting non-alcohol focused uses/activities. - Indicating the types of issue likely to be subject to planning conditions, such as acoustic insulation of bars and music venues. - Indicating the types of issues to be addressed by residential design requirements for new

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
					dwellings in locations where the night time economy is to be promoted.
E12	Education/training	<p>A: Allocate the East Kent College site for mixed use development that will enhance the educational offer on the campus</p> <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>	<p>NPPF 23, 70, 72</p> <p>Core Strategy SS3, SS5, CSD6, CSD7</p>	<p>Both policies promote the enhancement of education and training facilities in the District (SA3) which will generate employment opportunities and 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>	None identified.
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>NPPF 23,28</p> <p>Saved LP: TM2</p>	<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</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</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>(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 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</p>		<p>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 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</p>	<p>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 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
		on a site by site basis but without the presumption that the existing use should be retained.		employment uses (SA6) and the efficient use of land (SA11). Both policy options C and D offer a degree of flexibility which supports the diversification of the District's 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</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>expansion of static caravan and holiday chalet sites.</p> <p>Or</p> <p>D. That additional static holiday 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>			
Community					

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
C1	To safeguard existing community facilities	<p>A: The Council will ensure the provision of a network of community facilities, providing essential public services 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>NPPF para 70</p> <p>Core Strategy SS3, SS5, CSD3, CSD8, CSD9</p> <p>Saved LP: SC4, SC7</p>	<p>The District has a number of deficiencies in local services and deficiencies, particularly in rural areas. Both policy options 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>Both policy options safeguard existing community facilities in the District, which is likely to restrict the stock of existing 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</p>	<p>NPPF para 70, 72, 73, 74</p> <p>Core Strategy SS3 CSD3 CSD8 CSD9</p> <p>Saved LP: LR9,</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</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,</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>community and formal recreational uses which may include the need to build on part 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>	BE13, HO2	<p>healthier lifestyles (SA3) and to reduce crime (SA4). Improving 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>option A has the potential to have a negative effect on efficient use of land (SA11).</p> <p>Recommendation: 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	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>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</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>in the rural areas and a high 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 improve the quality of existing	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 areas and a high proportion of	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>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>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>Or</p> <p>B. The Council will protect and</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
		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	<p>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</p> <p>And/Or</p> <p>B: Require developers on a case by case basis to link up new residential developments with the footpath / cycleway / bridleway network</p>	<p>NPPF para 75</p> <p>Core Strategy CSD4</p> <p>Saved LP: LR8</p>	<p>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).</p> <p>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.</p>	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	<p>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 school, and a canal side park.</p> <p>Planning permission will be subject to the following</p>	<p>NPPF para 70</p> <p>Core Strategy CSD3, CSD7</p> <p>Saved LP: TM8</p>	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 need to travel (SA10). All three policy options have regard for safeguarding 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 development has the potential for some adverse effects in relation to these issues.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>requirements being met:-</p> <ul style="list-style-type: none"> i. Any housing development being limited to that which is demonstrated to be necessary to providing sustainable community uses; ii. The decontamination of the land; iii. High quality design of buildings and landscaping that reflects the site's unique seafront location; iv. Development preserving and where possible enhancing the setting of the Royal Military Canal and other heritage assets; v. Provision of sustainable transport to and from the site. <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"> i. The site is in a sustainable location with good access from a range of travel modes; ii. The development would not have an adverse impact on the amenity of nearby residential properties; iii. High quality design of buildings 		<p>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>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>Recommendations:</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>

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 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>			
Transport					
T1	Parking Standards	<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 of parking spaces (including garages) in new developments</p> <p>And</p> <p>C: Adopted parking standards may be varied where:-</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 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</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>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>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	Site Layout	<p>In assessing the layout of new residential development and mixed use schemes that include residential development priority 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</p>	<p>NPPF para 35, 36, 38</p> <p>Core Strategy SS3, SS5</p> <p>Saved LP: BE1, TR5, TR6, TR12</p>	<p>The District has a high dependency on the private car.</p> <p>All six policy options are likely to have a positive effect on 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</p>	<p>Policy B makes provision for private vehicles in areas with poor access to public transport and Policy D reduces permeability for sites that need 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)</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>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>		<p>(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>	<p>and the promotion of healthier lifestyles (SA3).</p>
T3	Sustainable Transport	<p>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> <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</p>	<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 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,</p>	<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 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>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>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>	
T4	Highway Safety and Highway Congestion	<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 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</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>	<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>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		measures are included within the application and funded by the developer.			
T5	Traffic Management and New Transport Schemes	<p>A: All major residential, commercial and mixed use development should:</p> <ul style="list-style-type: none"> i) promote measures to increase the use of public transport, cycling and walking; ii) demonstrate a positive impact on sustainable travel; iii) not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles users. <p>And/or</p> <p>B:</p> <p>All strategic level development (development that has travel implications beyond its local environment) should:</p> <ul style="list-style-type: none"> i) provides direct investment that improves public transport, cycling and walking between the site and town centre; ii) results in increased opportunities for sustainable travel including provision in the layout to allow penetration by buses ; iii) has a positive impact on highway safety for pedestrians, cyclists, public transport users and private vehicles users. 	<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>
T6	London Ashford (Lydd)	A. Carry forward policy TR15	NPPF para 31,	Lydd Airport has planning	Both policy options promote the

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	Airport	<p>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>33</p> <p>Core Strategy SS3, SS5</p> <p>Saved LP: TR14</p>	<p>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>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>Recommendation: 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	Lorry Parking	<p>A. Proposals for a strategic lorry parking facility will only be approved where it can demonstrate it has:</p> <p>i) good access to the M20</p> <p>ii) no impact on the Area of Outstanding Natural Beauty or other local landscape designations or natural or ecological features</p> <p>iii) no impact on villages or small settlements in the vicinity</p> <p>OR</p> <p>B. Proposals for small lorry</p>	<p>NPPF para 31,</p> <p>Core Strategy SS5</p> <p>Saved LP: TR9, TR10</p>	<p>Both policy options restrict the location and scale of lorry 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>Policy option A is targeted at 'strategic lorry parking facilities' 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>

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		<p>parking facilities will only be approved where it can be demonstrated that they have:</p> <p>i) provide good access to the M20</p> <p>ii) have no impact on the Area of Outstanding Natural Beauty or other local landscape designations or natural or ecological features</p> <p>iii) have no impact on villages or small settlements in the vicinity; and</p> <p>iv) provide choice and flexibility</p>			
Natural Environment					
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 key open spaces from all areas.</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 (SA3), with indirect positive contributions to improving health and wellbeing (SA3) and reducing crime (SA4).</p> <p>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.</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>Recommendation: Have regard in this policy to the need to avoid negative effects on biodiversity assets that are sensitive to visitor pressure.</p>
NE2	To provide for biodiversity offsetting	Where major development proposals result in biodiversity loss, identify areas on site or off	Core Strategy CSD4	Both policy options are likely to play a positive role in enhancing biodiversity in the	As the catalyst for biodiversity offsetting is biodiversity loss, there is an inevitable risk of

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 for biodiversity offsetting on a case by case basis.</p> <p>Or</p> <p>Identify in the local plan boundaries for GI corridors which would be supported by developer contributions or CIL?</p>	Saved LP: CO1	<p>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).</p> <p>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 funds will be raised.</p>	<p>adverse effects on local biodiversity (SA9).</p> <p>Recommendations:</p> <p>It will be important to ensure that measures taken to offset loss significantly improve the condition and diversity of the wider habitat resource.</p> <p>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.</p>
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,</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</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>

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		<p>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 about the AONB.</p>		District rather than just the AONB in Policy B and high quality areas that about the AONB in Policy C and is therefore likely to result maximise the positive effect on the District's landscapes (SA8).	
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 and education.</p> <p>Or</p> <p>C: Concentrate on improving existing sites such as Local Nature Reserves.</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 investment on existing ecological designations thought 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.</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>Recommendation: 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.</p>
NE5	Promoting the positive enhancement of biodiversity in the District	<p>A: Require developers to demonstrate how major development will maintain and where possible, positively enhance the biodiversity of the site.</p> <p>And/or</p>	Core Strategy SS1, CSD4	<p>All four policy options are likely to have a positive effect on enhancing biodiversity in the District (SA9).</p> <p>Option A focuses the requirements for local ecological mitigation and</p>	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).

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: Require landscaping in new developments to use native species that reflect the landscape character of the area.</p> <p>And/or</p> <p>C: Where possible require developments to incorporate wildlife corridors / links between habitats.</p> <p>And/or</p> <p>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.</p>		<p>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 carryout ecological surveys helping to safeguard all habitats and species with ecological value (SA9).</p> <p>Option B is likely to make a positive contribution to the District's landscapes (SA8) but a more limited contribution to biodiversity (SA9).</p> <p>Option C has a more strategic focus, requiring developments to improve ecological networks and wildlife corridors. A strategic approach is likely to 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).</p>	<p>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.</p> <p>Recommendation: 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.</p>
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	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	The policy is relatively rigid, protecting all trees, hedgerows, ponds and other ecological features on sites with ecological and landscape value. Without a

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		importance.		on landscape (SA8) and biodiversity (SA9) in the District.	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 manage the adverse effects associated with recreation pressures.	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. Recommendation: Provide links in the PPLP to existing evidence in relation to recreational pressure on the District's two European sites 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.
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. Recommendation: Provide links in the PPLP to existing evidence

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
					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.
The Coast					
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 B: Define Coastal Change Management Plans in the body of the plan.	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 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).	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 associated SA objectives.
CP2	To designate Coastal Change Management Areas and managed proposed development within those	A. Development proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal	NPPF para 106, 107.108 Core Strategy	All three policy options are likely to have a positive effect on reducing the risk of flooding (SA1) with potential indirect	All three policy options are likely to result in the safeguarding of large areas of the District's coastline which could make it

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	areas.	<p>Change Management Areas (CCMAs) identified on the Policies Map.</p> <p>And</p> <p>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.</p> <p>And</p> <p>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.</p>	<p>Policies SS1, SS3, SS5, CSD4, CSD5</p> <p>Saved LP: SD1, CO6</p>	<p>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).</p> <p>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).</p>	<p>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 subject to high flood risk and therefore unlikely to be suitable for many forms of development in the long term.</p>
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</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</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</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>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>Or</p> <p>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.</p>		<p>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>	associated SA objectives.
Climate Change					
CC1	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	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	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

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>Building Regulations.</p> <p>And/or</p> <p>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.</p> <p>Or</p> <p>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 minimising energy and water usage, and carbon dioxide emissions.</p>		<p>to meet high standards).</p> <p>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.</p> <p>Furthermore, option B is likely 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.</p>	<p>associated SA objectives.</p>
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>Extensions and Alterations to Existing Wind Farms</p> <p>Extensions to existing wind farms will be supported provided that</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</p>	<p>Development of wind turbines/farms in the District could have an adverse effect on the landscapes/ townscapes/ 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>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>Wind Turbine Development Affecting the Area of Outstanding Natural Beauty (AONB)</p> <p>There will be a presumption against large scale wind 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>		heritage (SA7), landscape/seascape (SA8), and biodiversity (SA9).	
CC3	Wind turbines and existing residential development	<p>Wind turbines in connection with existing residential use</p> <p>A. Wind turbines to provide energy for existing residential dwellings will only be acceptable</p>	Core Strategy Policy SS3 Saved LP: U14	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	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

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:</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 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</p>		<p>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 effect on the district's contribution to climate change mitigation (SA2).</p>	<p>(SA2).</p> <p>Recommendation: 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
		reasonable alternatives for less intrusive forms of renewable energy such as ground source heating.			
CC4	Solar Farms	<p>Solar farms</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 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>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 preventing solar farms from being constructed on the best and most versatile agricultural land, thereby safeguarding them (SA12).</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 therefore has greater potential for negative effects on SA2.</p> <p>Recommendation: In line with national Planning Practice Guidance, policy criteria should include:</p> <ul style="list-style-type: none"> - Consideration of the need to conserve heritage assets. - The need for and impact of security measures such as lights and fencing. - Consideration of the energy generating potential of the proposed site.

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. 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>			
CC5	Renewable energy/ Off site renewable energy	<p>A. Develop a renewable energy strategy that identifies suitable sites for renewable energy and promotes the development of Combined Heat and Power (CHP) 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>Core Strategy Policy SS3</p> <p>Saved LP: U14</p>	<p>Options A and B both have a positive effect on promoting renewable and low carbon energy technologies in the District (SA2).</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>Option B requires all large scale residential, commercial and institutional planning applications to assess the potential for CHP solutions. This policy has the 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>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</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</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		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.		(SA2). Furthermore, investment in public transport measures are likely to result in improved access to local public facilities, services and environmental assets (SA3).	(SA6) and infrastructure schemes (SA10) in the District, with potentially adverse effects against their associated SA objectives.
CC7	Waste/Recycling	A. Require all planning applications, other than for small extensions or minor development, to make external provision for on-site waste and recycling storage. Or B. Allow internal waste and recycling storage.	Core Strategy Policies SS3 SS6 Saved LP: U10	Both policy options are likely to have a positive effect on promoting more sustainable developments in the District with indirect benefits for the District's ability to mitigate the effects of climate change (SA2).	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) 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	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. Or B. To rely on Building Regulations in respect of these matters.	Core Strategy Policy SS3 Saved LP: SD1	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). The second policy relies on Building Regulations and is therefore likely to have a negligible effect relative to the SA baseline.	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	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. Or B. Introduce a specific policy that	Core Strategy Policies SS3 CSD5 CSD9 Saved LP: U4	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.	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

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		limits water use requiring water saving measures in new homes with a per person consumption target lower than 90 litres per day. Or C. Have no policy on water saving measures in new homes and rely on the Building Regulations, including possible future amendments.		Option C relies on Building Regulations and will therefore have a negligible effect relative to the SA baseline.	associated SA objectives. Option B has a lower consumption target and is therefore likely to have a more significant adverse effect.
Health and Wellbeing					
HW1	To consider the effects of hot food takeaways on health and potential planning policy actions	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. Or B: To limit the overall number of takeaways in a settlement or shopping frontage. Or C: Not to control the location of takeaways unless they have an adverse impact on residential amenity or highway safety.	Core Strategy SS3	Shepway has a high proportion of people with limiting long term illness. Options A and B are likely to have a positive effect on encouraging healthier lifestyles in the District (SA3). Policy C relies largely on existing planning policy would have a negligible effect relative to the SA baseline.	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	Core Strategy SS3	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)	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

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		<p>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 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>		<p>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>	<p>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>
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>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>Recommendation: Consider</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>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 growing food; and</p> <p>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.</p>			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.
Historic Environment					
HE1	Promoting and reinforcing the special character of designated conservation areas in the District	<p>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.</p> <p>OR</p> <p>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.</p> <p>And/or</p> <p>C: Require advertisements to reflect historic or locally distinct design wherever possible and to minimise visual obtrusiveness</p>	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).	<p>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.</p> <p>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.</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
		(whilst recognising their function).			
HE2	Balancing the need for change and new development against the need to protect the historic environment and heritage assets.	<p>A: Require all new development to preserve or enhance the architecture, historic interest and setting of our built heritage and heritage assets.</p> <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>Core Strategy SS3</p> <p>Saved LP: SD1, BE5, BE6</p>	<p>Policy options A, B and C all contribute positively to safeguarding the historic character (SA7) of the District’s landscapes and townscapes (SA8).</p> <p>Option D largely relies on existing planning policy and is therefore likely to have a negligible effect.</p>	<p>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 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	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>Core Strategy SS3</p> <p>Saved LP: SD1, BE18</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	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

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies / Saved 2006 Local Plan Policies	Likely positive sustainability effects	Likely negative sustainability effects
	for statutory listing	<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 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>		<p>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 effect relative to the SA baseline.</p>	<p>adverse effects against their associated SA objectives.</p>

Appendix 7

Policy-off appraisal matrices of development site alternatives

Preferred Development Sites

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 and to avoid causing increased flood risk elsewhere as a result of developing this site. The development should avoid adverse effects on the SSSI and where possible provide biodiversity enhancement measures. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national and local BAP Priority Habitats. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 004- Former Sands Motel, St Mary's Bay / Site Size: 4ha (1.6 propose for housing) / Dwelling Capacity: 85			
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 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.
	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.

Site 004- Former Sands Motel, St Mary's Bay / Site Size: 4ha (1.6 propose for housing) / Dwelling Capacity: 85

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.		-?	This site scored 3 in KCC's heritage assessment. This is due to it being located on the site of the former Sands Motel (and previously Sands Hotel) adjacent to the new sewer sluices outfall. WW2 defences are clustered around the new sewer outfall. The No. 2 Gun Emplacement and Battery Observation Post for a WW2 Emergency Coastal Battery (St. Mary's Bay Battery aka Dymchurch Battery) was located on the site and may survive as below ground remains close to the sea wall. The site forms part of St Mary's Bay which is a coastal settlement and there are no built heritage features within close proximity of the site. Overall a minor negative but uncertain effect is expected.
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.
	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.		--	Approximately 55% of this site is within a national BAP Priority Habitat (coastal and floodplain grazing marsh) while approximately 70% is within a local BAP Priority Habitat (other grazing marsh pasture sub-communities). This site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI. Overall, a significant 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.
	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, 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.
	11(b) Soil quality and	0	The site is not on graded agricultural land.

Site 004- Former Sands Motel, St Mary's Bay / Site Size: 4ha (1.6 propose for housing) / Dwelling Capacity: 85

SA Objectives	Site	Justification
quantity		
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: 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.

Site 27B- Shepway Close, Folkestone / Site Size: 0.79ha / Dwelling Capacity: 50

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 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

Site 27B- Shepway Close, Folkestone / Site Size: 0.79ha / Dwelling Capacity: 50

SA Objectives		Site	Justification
inequalities of opportunity for access.			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 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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within close proximity to the site of a presumed former Bronze Age barrow known as 'Giant's Grave'. The site has never been developed in the past. Overall, a minor negative but uncertain effect is expected.
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.
	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.
10. Reduce the need to	10(a) Reduce the need	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several

Site 27B- Shepway Close, Folkestone / Site Size: 0.79ha / Dwelling Capacity: 50

SA Objectives		Site	Justification
travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	to travel		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, 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.
	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.

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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 045- Car and Coach Park, Marine Parade, Folkestone / Site size:0.7ha / Dwelling Capacity: 65			
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 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 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	++	The site is within convenient walking distance of Folkestone town centre, a major employment area containing several	

Site 045- Car and Coach Park, Marine Parade, Folkestone / Site size:0.7ha / Dwelling Capacity: 65

SA Objectives		Site	Justification
employment opportunities.			shopping parades.
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within an urban area of Folkestone, designated as a Conservation Area. There are also a number of Listed Buildings within 100m of the site. Furthermore, the site was marked as the location of a Coastguard Station in the First Edition Ordnance Survey map. The site scored 1 in KCC's heritage assessment due to the reasons mentioned above. This site provides the opportunity to redevelop previously developed land, and therefore 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. Overall, a significant negative but uncertain effect is expected.
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.
	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 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 effect is assumed.
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.

Site 045- Car and Coach Park, Marine Parade, Folkestone / Site size:0.7ha / Dwelling Capacity: 65

SA Objectives		Site	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 in close proximity to the site.
	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.		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.

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.

Site 046- Ingles Manor, Castle Hill Avenue, Folkestone / Site Size: 1.9ha / Dwelling Capacity: 46

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 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.

Site 046- Ingles Manor, Castle Hill Avenue, Folkestone / Site Size: 1.9ha / Dwelling Capacity: 46

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 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 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. In addition, there is potential for buried archaeological remains associated with the Ingles Manor complex as well as a background potential for earlier periods. The site scored 1 in KCC's heritage assessment. Therefore, a significant negative but uncertain effect is expected.
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.
	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 effect is assumed.
10. Reduce the need to travel; increase	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.

Site 046- Ingles Manor, Castle Hill Avenue, Folkestone / Site Size: 1.9ha / Dwelling Capacity: 46

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 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.

Recommendations: Measures should be taken to manage flood risk onsite. Contaminated land onsite should be fully remediated prior to construction works. Lastly, mitigation/enhancement measures should be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat.

Site 103- Royal Victoria Hospital, Randor Park Avenue / Site Size: / Dwelling Capacity:36			
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 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	++	The site is within convenient walking distance of two employment areas.	

Site 103- Royal Victoria Hospital, Randor Park Avenue / Site Size: / Dwelling Capacity:36

SA Objectives		Site	Justification
employment opportunities.			
7. Conserve and enhance the fabric and setting of historic assets.		0	The site is in an urban area of Folkestone. There are no built heritage assets within close proximity, and the site is not covered by KCC's heritage assessment.
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 .
	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.		--	Approximately 22.5% of this site lies within a national BAP Priority Habitat (deciduous woodland). A significant negative effect is therefore 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	++	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.
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.

Site 103- Royal Victoria Hospital, Randor Park Avenue / Site Size: / Dwelling Capacity:36

SA Objectives	Site	Justification
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: 113

Site Name/Address: Former Encombe House, Sandgate

Recommendations: The development should seek to enhance the setting of the nearby Scheduled Monument. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat.

Site 113- Former Encombe House, Sandgate / Site Size: 1.6ha /Dwelling Capacity: 36

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.

Site 113- Former Encombe House, Sandgate / Site Size: 1.6ha / Dwelling Capacity: 36

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being previously occupied by Encombe House, the mansion forming part of the Encombe Estate. The original house was destroyed by landslip and replaced by a new dwelling (now demolished) which was remodelled in the 1920s to create a grand Mediterranean style villa. 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 these assets, the site provides the opportunity to redevelop previously developed land, and therefore 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. Overall, a minor negative but uncertain effect is expected.
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.
	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.		--	This entire site lies within a national BAP Priority Habitat (deciduous woodland). A significant negative effect is therefore likely.

Site 113- Former Encombe House, Sandgate / Site Size: 1.6ha / Dwelling Capacity: 36

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 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 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.

Recommendations: Mitigation required to reduce flood risk onsite and to avoid causing increased flood risk elsewhere as a result of developing this site. 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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 137- Smiths Medical, Boundary Road, Hythe / Site Size: 3.2ha / Dwelling Capacity: 122

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.	
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.	

Site 137- Smiths Medical, Boundary Road, Hythe / Site Size: 3.2ha / Dwelling Capacity: 122

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 4 in KCC's heritage assessment. A possible WD boundary stone survives on the site's western boundary along Fort Road, and Wartime APs show a shooting range and ancillary buildings on suite. In addition, an 'Old Gravel Pit' is shown on historic Ordnance Survey maps in the northern half of the proposed allocation area. Overall, a minor negative but uncertain effect is expected.
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.
	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.		-?	Approximately 2.5% of this site lies within a local BAP Priority Habitat (perennial vegetation of stony banks). The site is also partly within the Hythe Ranges Local Wildlife Site. Loss of any portion of the local ecological designations is likely to have a minor negative but uncertain 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 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.
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	++	The site is known to be contaminated with asbestos. Housing allocations located on contaminated land would be required to

Site 137- Smiths Medical, Boundary Road, Hythe / Site Size: 3.2ha / Dwelling Capacity: 122

SA Objectives		Site	Justification
	contamination		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: 142

Site Name/Address: Hythe Swimming Pool, Hythe

Recommendations: Mitigation required to reduce flood risk onsite and to avoid causing increased flood risk elsewhere as a result of developing this site.

Site 142- Site Size: / Dwelling Capacity:

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. Hythe Swimming is situated within the site and although it remains in operation at present, the pool has become outdated and no longer represents a viable community facility. Overall, a minor positive effect is likely.

Site 142- Site Size: / Dwelling Capacity:

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 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.
7. Conserve and enhance the fabric and setting of historic assets.		0	The site sits within the urban area of Hythe. There are no built heritage assets within 100m of the site, and the site is not covered by KCC's heritage assessment. 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.
	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 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 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.

Site 142- Site Size: / Dwelling Capacity:

SA Objectives		Site	Justification
congestion.			
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, 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. 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: 153

Site Name/Address: Princes Parade, Hythe

Recommendations: Mitigation required to reduce flood risk onsite and to avoid causing increased flood risk elsewhere as a result of developing this site. 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. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the local BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties

Site 153- Princes Parade, Hythe / Site Size: 7.2ha / Dwelling Capacity: 150

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the	--	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,

Site 153- Princes Parade, Hythe / Site Size: 7.2ha / Dwelling Capacity: 150

SA Objectives		Site	Justification
effects of climate change.			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 in convenient walking distance of formal open spaces and outdoor sports facilities, and Seabrook Church of England Primary 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.		--?	This site scored 1 in KCC's heritage assessment. This is due to the proposed allocation site being situated directly in front of the Scheduled Monument of the Royal Military Canal. 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. 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. Overall, a significant negative but uncertain effect is expected.
8. Conserve, and where relevant enhance, the	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.

Site 153- Princes Parade, Hythe / Site Size: 7.2ha / Dwelling Capacity: 150

SA Objectives		Site	Justification
quality, character and local distinctiveness of the landscape and townscape.	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.		--	Approximately 27.5% of this site lies within a local BAP Priority Habitat (festuca rubra maritime grassland and fixed dunes with herbaceous vegetation). Additionally, the site's northern edge follows the Royal Military Canal which is designated as a Local Wildlife Site. Overall, a significant 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 with 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, 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.		--?	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.

Recommendations: The design of the development should seek to enhance the setting of the nearby Grade II Listed Building. Lastly, land within this site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 195- Station Yard, Station Road, Lydd / Site Size: 0.87ha / Dwelling Capacity: 17

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		--	This site scored 1 in KCC's heritage assessment. This is due to it being the site of the former Lydd Town railway station and station goods yard. The up-platform, main station building, goods shed and loading dock all survive. The site forms

Site 195- Station Yard, Station Road, Lydd / Site Size: 0.87ha / Dwelling Capacity: 17

SA Objectives		Site	Justification
historic assets.			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. Overall, a significant negative effect is expected.
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.
	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, and Local Wildlife Site. 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.

Site 195- Station Yard, Station Road, Lydd / Site Size: 0.87ha / Dwelling Capacity: 17

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: 209

Site Name/Address: Lympne Airfield

Recommendations: Measures should be taken to avoid pollution to groundwater. Additionally, arrangements should be made for new development sites to make contributions towards infrastructure; specifically the wastewater network. 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. Contaminated land should be fully remediated prior to construction works. Lastly, land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 209- Lympne Airfield / Site Size: 28.5ha / Dwelling Capacity: 150

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 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.

Site 209- Lympe Airfield / Site Size: 28.5ha / Dwelling Capacity: 150		
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 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.	--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located on the former Lympe airfield. Within the proposed allocation site there are a number of surviving features and structures that relate to the airfield's wartime use. These include hanger bases, part of the machine gun testing range, air-raid shelters and other features. The site also lies in an area of general archaeological potential, with remains of Bronze Age date having been found to the north and early medieval and medieval remains to the west. The site is within 250m of Belle Vue House Grade II Listed Building and Lympe Hall Grade II Listed Building. Overall, a significant negative but uncertain effect is expected.
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:	0 Much of the site is located on the former Lympe airfield, which can be considered to be previously developed land

Site 209- Lympe Airfield / Site Size: 28.5ha / Dwelling Capacity: 150

SA Objectives		Site	Justification
	regeneration		(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.		-?	Approximately 2.5% of this site lies within a national BAP Priority Habitat (deciduous woodland). A minor negative but uncertain effect is therefore 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	++	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 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.
	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 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,

Site 209- Lymne Airfield / Site Size: 28.5ha / Dwelling Capacity: 150		
SA Objectives	Site	Justification
		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: 244

Site Name/Address: Former Officers Mess, 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. Providing allotments onsite could offset the loss of Grade 3 agricultural land. Land within the site has been identified as a Mineral Safeguarding Area for Brickearth. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

Site 244- Former Officers Mess, Aerodrome Road, Hawkinge / Site Size: 3.75ha / Dwelling Capacity: 50		
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

Site 244- Former Officers Mess, Aerodome Road, Hawkinge / Site Size: 3.75ha / Dwelling Capacity: 50

SA Objectives		Site	Justification
			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.		-?	This site scored 3 in KCC's heritage assessment. This is due to it being the former site of the Officers' Mess for Hawkinge Airfield. A Second World War pillbox is recorded on the site in the Kent HER, but is not immediately visible in this location in 1946 aerial photographs. The site is also located within an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. Overall, a minor negative but uncertain effect is expected.
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 effect is assumed.
10. Reduce the need to travel; increase opportunities to choose sustainable transport	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	++	The site is within convenient walking distance of a number of bus stops and there is a cycle path directly adjacent to the

Site 244- Former Officers Mess, Aerodome Road, Hawkinge / Site Size: 3.75ha / Dwelling Capacity: 50

SA Objectives		Site	Justification
modes and avoid development that will result in significant traffic congestion.	opportunities to choose sustainable transport modes		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.
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: 306a

Site Name/Address: Land South of Kitewell Lane, Lydd

Site 306a – Land South of Kitewell Lane, Lydd / Site Size: 0.4ha

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 20% of the site falls within Flood Zone 2. 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.

Site 306a – Land South of Kitewell Lane, Lydd / Site Size: 0.4ha

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 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 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 approximately 0.35ha in size, and expected to be able to accommodate 5-14 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	++	The site is approximately 0.35ha in size. Therefore 20% of its dwellings 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 sites.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of archaeological potential. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Lydd 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.

Site 306a – Land South of Kitewell Lane, Lydd / Site Size: 0.4ha

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		-?	The site lies within close proximity to Dungeness, Romney Marsh and Rye Bay SSSI and the Lydd Common and Pastures 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	++	The site is within convenient walking distance of three employment areas.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within 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 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 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	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 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 an area of designated open space.

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. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for Limestone Hythe Formation. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 313- Foxwood School, Seabrook Road, Hythe / Site size: 6.3ha / Dwelling Capacity: 126

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, open spaces and Hythe High Street where there is a parade of shops and facilities. 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.	+	The site is within convenient walking distance of Hythe High Street.	

Site 313- Foxwood School, Seabrook Road, Hythe / Site size: 6.3ha / Dwelling Capacity: 126

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential, with Iron Age and Romano-British finds having been recorded a short distance to the north east. A pillbox is recorded as having been present within the site, but this does not appear to still be extant. The School (then known as Seabrook Lodge School) is recorded as having been requisitioned by Canadian Troops who were based here during the Second World War. The site sits within the settlement of Hythe and is within 100m of the Grade II Listed Black Cottage and 200m of the Royal Military Canal Scheduled Monument. Overall, a minor negative but uncertain effect is expected for this objective.
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.
9. Conserve and enhance biodiversity.		--	Approximately 30% of this site lies within a national BAP Priority Habitat (deciduous woodland and additional habitats present). The site is also within 250m of the Royal Military Canal Local Wildlife Site. Overall, a significant 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	+	The site is within convenient walking distance of Hythe High Street.
	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	+	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.

Site 313- Foxwood School, Seabrook Road, Hythe / Site size: 6.3ha / Dwelling Capacity: 126

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 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: 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. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

Site 334- Mill lane r/o Mill Farm, Hawkinge / Site Size: 1.1ha / Dwelling Capacity: 22

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

Site 334- Mill lane r/o Mill Farm, Hawkinge / Site Size: 1.1ha / Dwelling Capacity: 22

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 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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to it being the former site of a windmill, which has now been demolished but might have survived archaeologically. The site is also located within an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. 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. Overall, a minor negative but uncertain effect is expected.
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.

Site 334- Mill lane r/o Mill Farm, Hawkinge / Site Size: 1.1ha / Dwelling Capacity: 22

SA Objectives		Site	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.
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 effect is assumed.
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 access of a number of bus stops and there is a cycle route to the west.
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.

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. Lastly, mitigation/enhancement measures should be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat.

Site 342- Rotunda Car Park, Lower Sandgate Road, Folkestone / Site Size:1.02ha / Dwelling Capacity: 100			
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.	

Site 342- Rotunda Car Park, Lower Sandgate Road, Folkestone / Site Size:1.02ha / Dwelling Capacity: 100

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		--?	The site sits within an urban area of Folkestone, designated as a 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. Furthermore, the site once contained the former Folkestone Bathing Establishment (now demolished). The site scored 1 in KCC's heritage assessment due to the reasons mentioned above. 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 significant effect on the setting on this historic area. Overall, a significant negative effect is likely.
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.
	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.		--	Approximately 35% of this site is within a national BAP Priority Habitat (deciduous woodland). A significant negative effect is therefore 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	++	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.

Site 342- Rotunda Car Park, Lower Sandgate Road, Folkestone / Site Size:1.02ha / Dwelling Capacity: 100

SA Objectives		Site	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 in close proximity to the site.
	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.		--?	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: 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.

Site 346- Former Gas Works, Ship Street, Folkestone / Site Size: 1.5ha /Dwelling Capacity: 91

SA Objectives		Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		-	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 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		++	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.

Site 346- Former Gas Works, Ship Street, Folkestone / Site Size: 1.5ha / Dwelling Capacity: 91

SA Objectives		Site	Justification
environmental assets for all and avoid creating 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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential with Neolithic and Roman-British artefacts found nearby. Furthermore, the site was previously a gas works which may have impacted upon below ground archaeological remains. Brick boundary walls and retaining walls are a distinctive feature of the site and illustrate its former industrial use. The site sits in the urban area of Folkestone and partly within 100m of the Grade II Listed railway viaduct. No other built 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. Overall, a minor negative but uncertain effect is expected.
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.
	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.

Site 346- Former Gas Works, Ship Street, Folkestone / Site Size: 1.5ha / Dwelling Capacity: 91

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 effect is assumed.
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: Appropriate mitigation should be employed to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this 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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 379- Land off Victoria Road West, Littlestone / Site Size: 10.00ha / Dwelling Capacity: 300

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 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.
	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.

Site 379- Land off Victoria Road West, Littlestone / Site Size: 10.00ha / Dwelling Capacity: 300

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential, and the fact that historic Ordnance Survey maps show extensive ditches and sea walls across the site. A possible WW2 period bomb crater is shown on wartime aerial photographs. The site adjoins the settlement of Littlestone-on-Sea and there are no built heritage features within close proximity. Overall, a minor negative but uncertain effect is expected.
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.
	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, 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	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	?	The eastern part of the site has been identified as being within a Mineral Safeguarding Area for storm beach gravel in the

Site 379- Land off Victoria Road West, Littlestone / Site Size: 10.00ha / Dwelling Capacity: 300

SA Objectives	Site	Justification
safeguarding		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: 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.

Site 382- East Station Goods Yard, Southern Way, Folk Stone / Site Size:1.2ha / Dwelling Capacity: 70

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.

Site 382- East Station Goods Yard, Southern Way, Folk Stone / Site Size:1.2ha / Dwelling Capacity: 70

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 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 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.		-?	The site sits within the settlement of Folkestone. Although, there are no built heritage assets within 100m of the site, it scored 4 in KCC's heritage assessment. This is due to it being located within close proximity to the site of a Roman villa and early medieval burial site. However, past quarrying and use of the site as a railway goodsyard is likely to have had a significant impact on the likelihood of archaeology surviving. Therefore, a minor negative but uncertain effect is expected.
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.
	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.
10. Reduce the need to travel; increase	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.

Site 382- East Station Goods Yard, Southern Way, Folk Stone / Site Size:1.2ha / Dwelling Capacity: 70

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 a number of bus stops and also within easy access of a cycle route.
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.

Recommendations: Incorporating allotments on site would help to offset the loss of Grade 1 and 2 agricultural land. The development should avoid direct and indirect effects on the nearby ancient woodland. Lastly, land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 402- The Piggery, Main Road, Sellindge / Site Size: 0.31ha / Dwelling Capacity: 8

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.

Site 402- The Piggery, Main Road, Sellindge / Site Size: 0.31ha / Dwelling Capacity: 8

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 4 in KCC's heritage assessment. This is because the site is located in an area of general archaeological potential. However, post-war piggery development may have impacted any surviving remains. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	8(b) Settlement character: coalescence	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.
	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.

Site 402- The Piggery, Main Road, Sellindge / Site Size: 0.31ha / Dwelling Capacity: 8

SA Objectives	Site	Justification
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: 403

Site Name/Address: Land west of Ashford Road, New Romney

Recommendations: Measures should be taken to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument.

Site 403- Land west of Ashford Road, New Romney / Site Size: 3.22ha / Dwelling Capacity: 64

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.

Site 403- Land west of Ashford Road, New Romney / Site Size: 3.22ha / Dwelling Capacity: 64

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located to the north of Romney Conservation Area, and its location within an area of archaeological potential associated with the medieval town of New Romney, with medieval industrial activity having been observed to the south west of the proposed allocation site. 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. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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 New Romney High Street which contains a number of shopping parades.
	10(b) Increase opportunities to choose sustainable transport	++	The site is within convenient walking distance of a number of bus stops.

Site 403- Land west of Ashford Road, New Romney / Site Size: 3.22ha / Dwelling Capacity: 64

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	-	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.
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: 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. The development should seek to enhance the setting of the nearby heritage assets.

Site 404- Land Adjacent Kent Battle of Britain Museum, Areodome Road, Hawkinge / Site Size: 5.5ha / Dwelling Capacity: 110

SA Objectives	Site	Justification
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Site 404- Land Adjacent Kent Battle of Britain Museum, Areodome Road, Hawkinge / Site Size: 5.5ha / Dwelling Capacity: 110

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 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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located on the former Hawkinge Airfield. The site includes remains of the airfield fuel installation site, the airfield fire tender shed, bases for 1 & 2 flight sheds, an air raid shelter and other surface and below ground features. Furthermore, the site is located within an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. Overall, a significant negative but uncertain effect is expected.
8. Conserve, and where	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

Site 404- Land Adjacent Kent Battle of Britain Museum, Areodome Road, Hawkinge / Site Size: 5.5ha / Dwelling Capacity: 110

SA Objectives		Site	Justification
relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.			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.
	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 effect is assumed.
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

Site 404- Land Adjacent Kent Battle of Britain Museum, Areodome Road, Hawkinge / Site Size: 5.5ha / Dwelling Capacity: 110

SA Objectives	Site	Justification
		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: 418

Site Name/Address: Etchinghill Nursery, Etchinghill

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

Site 418- Etchinghill Nursery, Etchinghill / Site Size: 1.91ha / Dwelling Capacity: 30

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	5(a) Affordable	++
		The site is expected to be able to accommodate 30 dwellings, 30% of which will be required to be affordable dwellings,

Site 418- Etchinghill Nursery, Etchinghill / Site Size: 1.91ha / Dwelling Capacity: 30

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. The site is also within 250m of four Grade II Listed Buildings within the village's historic core, which is a designated Conservation Area. Overall, a minor negative but uncertain effect is expected.
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	11(a) Efficient use of	-	The site is on undeveloped land. This represents less efficient use of land compared with developing brownfield sites.

Site 418- Etchingill Nursery, Etchingill / Site Size: 1.91ha / Dwelling Capacity: 30

SA Objectives	Site	Justification
and safeguard soils, geology and economic mineral reserves.	land	
	11(b) Soil quality and quantity	0 The site is not within a graded area of 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 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 Conservation Area and the 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.

Site 419- Land adjacent the Golf Course, Etchingill / Site Size: 0.76ha / Dwelling capacity: 10

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

Site 419- Land adjacent the Golf Course, Etchinghill / Site Size: 0.76ha / Dwelling capacity: 10

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.		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 0.74ha in size and expected to provide 30% 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.
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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located on the northern edge of the historic settlement of Etchinghill and close to Etchinghill Conservation Area. The site is also within 250m of five Grade II Listed Buildings. Overall, a minor negative but uncertain effect is expected.
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. The effect is negligible.
	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.

Site 419- Land adjacent the Golf Course, Etchingill / Site Size: 0.76ha / Dwelling capacity: 10

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 effect is assumed.
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.

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. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

Site 425C- Affinity Water, Land at Cherry Garden Avenue, Folkestone / Site Size: 2.87ha / Dwelling Capacity: 56

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	-?	This site scored 3 in KCC's heritage assessment. This is due to it being the site of a former Pumping Station for Folkestone	

Site 425C- Affinity Water, Land at Cherry Garden Avenue, Folkestone / Site Size: 2.87ha / Dwelling Capacity: 56

SA Objectives		Site	Justification
historic assets.			Water Works Co. The site contains some archaeological potential, with finds of medieval date to the east and early medieval date to the north. The site sits within the settlement of Folkestone and there are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 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	0	The site is not in a Mineral Safeguarding Area.

Site 425C- Affinity Water, Land at Cherry Garden Avenue, Folkestone / Site Size: 2.87ha / Dwelling Capacity: 56

SA Objectives	Site	Justification
safeguarding		
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.
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: 431

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

Recommendations: Measures should be taken to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this 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.

Site 431- The Old Slaughterhouse, 'Rosemary Corner', Brookland / Site Size: 0.27ha / Dwelling Capacity: 63

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	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.

Site 431- The Old Slaughterhouse, 'Rosemary Corner', Brookland / Site Size: 0.27ha / Dwelling Capacity: 63

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 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.
	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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located within close proximity to the Grade I Listed Church of St. Augustine, which features a rare Grade I Listed detached belfry. The site lies in a prominent position on the approaches to the village and is located close to a number of Listed Buildings. The site also lies immediately adjacent to the Brookland Conservation Area. Brookland lies in an area of general background archaeological potential, with a number of chance archaeological finds having been made in the surrounding fields. Overall, a significant negative but uncertain effect is expected.
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.
	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 effect is assumed.
10. Reduce the need to	10(a) Reduce the need	0	The site is not within convenient walking distance of an employment area or shopping parade.

Site 431- The Old Slaughterhouse, 'Rosemary Corner', Brookland / Site Size: 0.27ha / Dwelling Capacity: 63

SA Objectives		Site	Justification
travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	to travel		
	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 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	--	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.

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.

Site 436 and 230- Land at Church Road, New Romney / Site Size: 0.44ha / Dwelling Capacity: 13

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 (<5%) 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 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, 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	++	The site is within convenient walking distance of an employment area.	

Site 436 and 230- Land at Church Road, New Romney / Site Size: 0.44ha / Dwelling Capacity: 13

SA Objectives		Site	Justification
employment opportunities.			
7. Conserve and enhance the fabric and setting of historic assets.		-?	Site 436 scored 3 in KCC's Heritage Assessment. This is due to the site being located within an area of archaeological potential associated with the ancient port and town of New Romney. Archaeological investigations close to the south on Tookey Road reveal evidence for possible medieval harbour installations whilst to the north medieval remains including occupation deposits, floors and courtyards have been recorded. The site is within 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. Overall, a minor negative but uncertain effect is expected.
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.
	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.
9. Conserve and enhance biodiversity.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible effect is assumed.
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.

Site 436 and 230- Land at Church Road, New Romney / Site Size: 0.44ha / Dwelling Capacity: 13

SA Objectives	Site	Justification
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: 451b/306b

Site Name/Address: Kitewell Lane, rear of the Ambulance Station, Lydd

Site 451b/306b – Kitewell Lane, rear of the Ambulance Station, Lydd / Site Size: 0.4ha

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 10% of the site falls within Flood Zone 2. 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 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 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 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

Site 451b/306b – Kitewell Lane, rear of the Ambulance Station, Lydd / Site Size: 0.4ha

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 approximately 0.4ha in size, and expected to be able to accommodate 5-14 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	++	The site is approximately 0.4ha in size. Therefore 20% of its dwellings 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 sites.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of archaeological potential. The site is also bounded to the north by the Mill Watering South (Lydd Petty Sewer) which is depicted on the Lydd Tithe Map. The site lies within an area of general archaeological potential, with multi-period remains found to the north of Allen's Bank. Overall, a minor negative but uncertain effect is expected.
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.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Lydd 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.		-	The site lies within close proximity to Dungeness, Romney Marsh and Rye Bay SSSI and the Lydd Common and Pastures 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	++	The site is within convenient walking distance of three employment areas.
	10(b) Increase opportunities to choose sustainable transport modes	++	The site is within walking distance of a number of bus stops.

Site 451b/306b – Kitewell Lane, rear of the Ambulance Station, Lydd / Site Size: 0.4ha

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 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 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	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 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 an area of designated open space.

SHLAA Reference Number: 458

Site Name/Address: Highview School, Moat Farm Road, Folkestone

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

Site 458- Highview School, Moat Farm Road, Folkestone / Site Size: 0.98ha / Dwelling Capacity: 27

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

Site 458- Highview School, Moat Farm Road, Folkestone / Site Size: 0.98ha / Dwelling Capacity: 27

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located adjacent to the Park Farm Moated site. Historic Ordnance Survey maps suggest that part of the moat may have been extended into the proposed development site. The site sits within the settlement of Folkestone and there are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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

Site 458- Highview School, Moat Farm Road, Folkestone / Site Size: 0.98ha / Dwelling Capacity: 27

SA Objectives		Site	Justification
			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 effect is assumed.
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 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.

Recommendations: Measures should be taken to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this site. Biodiversity enhancement measures should be investigated to minimise the potential adverse effects on the Dungeness Ramsar, SAC and SSSI. Lastly, mitigation/enhancement measures should be incorporated into the design of the development to minimise effects on the local BAP Priority Habitat.

Site 462- Landrear Varne Boat Club, Coast Drive, Greatstone / Site Size: 0.127ha (0.23ha measured by MN) / Dwelling Capacity: 5

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 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.

Site 462- Landrear Varne Boat Club, Coast Drive, Greatstone / Site Size: 0.127ha (0.23ha measured by MN) / Dwelling Capacity: 5

SA Objectives		Site	Justification
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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located adjacent to an open stretch of shingle beach next to Littlestone Lifeboat Station (built 1977). The site sits within the settlement of New Romney and there are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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.		--	Approximately 92.5% of this site is within a local BAP Priority Habitat (fixed dunes with herbaceous vegetation). The site is also directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. Overall, a significant 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 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	0	The site is not considered to be contaminated.

Site 462- Landrear Varne Boat Club, Coast Drive, Greatstone / Site Size: 0.127ha (0.23ha measured by MN) / Dwelling Capacity: 5

SA Objectives	Site	Justification
contamination		
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.

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. Additionally, arrangements should be made for new development sites to make contributions towards infrastructure; specifically the wastewater network. 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.

Site 605- Land South of Canterbury Road, Lyminge / Site Size: 2.08ha / Dwelling Capacity: 50

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.

Site 605- Land South of Canterbury Road, Lyminge / Site Size: 2.08ha / Dwelling Capacity: 50

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, one of which is directly adjacent to the north, a school, a post office, 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 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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the fact that the site lies immediately south of a known Anglo-Saxon cemetery on the edge of the historic settlement of Lyming. The site is also within 250m of Broadstreet House Grade II Listed Building which is set back from the village to the south of the site. Overall, a significant negative but uncertain effect is expected.
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.

Site 605- Land South of Canterbury Road, Lyminge / Site Size: 2.08ha / Dwelling Capacity: 50

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 site sits on greenfield land associated with Etchinghill Golf Course. Therefore, a negligible effect is assumed.
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 (currently part of Etchinghill 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: Measures should be taken to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this 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.

Site 612- Land Adjacent to Moor Close, Brenzeet / Site Size: 2.07ha / Dwelling Capacity: 25			
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, 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.	-?	This site scored 3 in KCC's heritage assessment. This is due to the proposed allocation site being located within an area of general archaeological potential. Furthermore, the ditches that bound the site on its north eastern, north western and south western boundaries are depicted on the Brenzett Tithe map. There are three Grade II Listed Buildings within 100m of	

Site 612- Land Adjacent to Moor Close, Brenzett / Site Size: 2.07ha / Dwelling Capacity: 25

SA Objectives		Site	Justification
			the site, with limited development in between these historic assets and the development site. Overall, a minor negative but uncertain effect is expected.
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.
	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: 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 effect is assumed.
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 80% of the land within the site sits on Grade 2 agricultural land while the remainder 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.

Site 612- Land Adjacent to Moor Close, Brenzeet / Site Size: 2.07ha / Dwelling Capacity: 25

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 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.

Site 618- land west of Jubilee Cottage, Swan Lane, Sellindge / Site Size: 0.9ha / Dwelling Capacity: 15

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	5(a) Affordable	++
		The site is expected to be able to accommodate 15 dwellings, 30% of which will be required to be affordable dwellings. This

Site 618- land west of Jubilee Cottage, Swan Lane, Sellindge / Site Size: 0.9ha / Dwelling Capacity: 15

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the Grade II Listed Holly Cottage being located within 100m of the site. Furthermore, the site is located within an area of general archaeological potential. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.

Site 618- land west of Jubilee Cottage, Swan Lane, Sellindge / Site Size: 0.9ha / Dwelling Capacity: 15

SA Objectives	Site	Justification
quantity		
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 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 however there is open space directly adjacent and associated with the Sellindge Sports and Social Club.

SHLAA Reference Number: 621

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

Site 621- Land opposite 24 Station Road, Hythe / Site Size : 1.25ha / Dwelling Capacity: 40

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 5% of the site is in Flood Zone 3 and approximately 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.
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.

Site 621- Land opposite 24 Station Road, Hythe / Site Size : 1.25ha / Dwelling Capacity: 40

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. Furthermore, the line of Roman road between Folkestone and Lympne is projected to pass near the site to the south. Overall, a minor negative but uncertain effect is expected.
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.
	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.
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 effect is assumed.
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	+	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	++	The site is within convenient walking distance of a number of bus stops.

Site 621- Land opposite 24 Station Road, Hythe / Site Size : 1.25ha / Dwelling Capacity: 40

SA Objectives		Site	Justification
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. 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.

SHLAA Reference Number: 622

Site Name/Address: Saltwood Care Centre, Tanners Hill, Hythe

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. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for Limestone Hythe Formation. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 622- Saltwood Care Centre, Tanners Hill, Hythe / Site Size: 2ha / Dwelling Capacity: 90

SA Objectives	Site	Justification
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Site 622- Saltwood Care Centre, Tanners Hill, Hythe / Site Size: 2ha / Dwelling Capacity: 90

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 historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. Furthermore, the line of Roman road between Folkestone and Lympe is projected to pass near the site to the south. Overall, a minor negative but uncertain effect is expected.
8. Conserve, and where relevant enhance, the	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

Site 622- Saltwood Care Centre, Tanners Hill, Hythe / Site Size: 2ha / Dwelling Capacity: 90

SA Objectives		Site	Justification
quality, character and local distinctiveness of the landscape and townscape.			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.		--	Approximately 50% of this site lies within a national BAP Priority Habitat (traditional orchard). A significant negative effect is therefore 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	+	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.
	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.

Site 622- Saltwood Care Centre, Tanners Hill, Hythe / Site Size: 2ha / Dwelling Capacity: 90

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.	0	The site is not in a designated area of open space.

SHLAA Reference Number: 625

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

Recommendations: The design of the development should seek to enhance the setting of the nearby Grade II United Reformed Church.

Site 625- / Site Size:1.53ha / Dwelling Capacity:

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	5(a) Affordable	++
		The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to be affordable dwellings.

Site 625- / Site Size:1.53ha / Dwelling Capacity:

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 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 lies within an urban area of Folkestone, designated as a Conservation Area. The site also lies within an area with some background archaeological potential, and is within 100m of the Grade II United Reformed Church. The site scored 3 in KCC's heritage assessment due to these reasons mentioned above. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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,	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.

Site 625- / Site Size:1.53ha / Dwelling Capacity:

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.		0	The site is not in an 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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for brickearth. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 635- Camping and Caravan Site, Minnis Lane / Site Size: 0.47ha / dwelling Capacity: 9

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

Site 635- Camping and Caravan Site, Minnis Lane / Site Size: 0.47ha / dwelling Capacity: 9

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 within convenient walking distance of a post office. 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 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.		-?	This site scored 4 in KCC's heritage assessment. This is due to it being located within close proximity to a Second World War aircraft crash site. There is also general background archaeological potential in the area. No built heritage assets lie within close proximity to the site. Overall, a minor negative but uncertain effect is expected.
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:	0	The majority of the site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for

Site 635- Camping and Caravan Site, Minnis Lane / Site Size: 0.47ha / dwelling Capacity: 9

SA Objectives		Site	Justification
	regeneration		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 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, 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.

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

Site 637- Brockman Family Centre / Site Size: 0.87ha / Dwelling Capacity: 26		
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 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	The site is not within convenient walking distance of a major employment area or shopping parade. A negligible effect is therefore likely.

Site 637- Brockman Family Centre / Site Size: 0.87ha / Dwelling Capacity: 26

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential. There are known Neolithic remains to the east; Iron Age, Roman-British and Anglo-Saxon remains to the south; and, Anglo-Saxon remains to the north. The site sits within the settlement of Folkestone and there are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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, 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.
	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.

Site 637- Brockman Family Centre / Site Size: 0.87ha / Dwelling Capacity: 26

SA Objectives	Site	Justification
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: 638

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

Recommendations: Measures should be taken to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this site.

Site 638- Marsh Academy, Station Road, New Romney / Site Size: 0.98ha / Dwelling Capacity: 29

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 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, two schools, a post office, outdoor sports and recreational facilities, open spaces, an employment area and a parade of shops.

Site 638- Marsh Academy, Station Road, New Romney / Site Size: 0.98ha / Dwelling Capacity: 29

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 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 built heritage assets within close proximity, and the site is no covered by KCC's heritage assessment. 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.
	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.
9. Conserve and enhance biodiversity.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible 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	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	++	The site is within convenient walking distance of New Romney train station and a number of bus stops.

Site 638- Marsh Academy, Station Road, New Romney / Site Size: 0.98ha / Dwelling Capacity: 29

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 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: 656

Site Name/Address: Silver Spring Site, Park Farm

Site 656 - Silver Spring Site, Park Farm / Site Size: 4.31ha / Dwelling Capacity: 250

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

Site 656 - Silver Spring Site, Park Farm / Site Size: 4.31ha / Dwelling Capacity: 250

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 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 built heritage assets within close proximity, and the site is not covered by KCC's heritage assessment. Therefore, the effect is negligible.
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.
	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.

Site 656 - Silver Spring Site, Park Farm / Site Size: 4.31ha / Dwelling Capacity: 250

SA Objectives		Site	Justification
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.
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 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	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. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

Site 687- Cherry Pickers, Cheriton / Site Size: 0.223ha / Dwelling Capacity: 15			
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 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 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.	-?	This site scored 4 in KCC's heritage assessment. This is due to some background archaeological potential present at the site, although it has been redeveloped in the twentieth century. The site sits within the settlement of Folkestone and there	

Site 687- Cherry Pickers, Cheriton / Site Size: 0.223ha / Dwelling Capacity: 15

SA Objectives		Site	Justification
			are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 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.
	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.

Site 687- Cherry Pickers, Cheriton / Site Size: 0.223ha / Dwelling Capacity: 15

SA Objectives	Site	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.
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: 1003

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

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

Site 1003- Land adjoining 385 Canterbury Road, Densole / Site Size: 3.232ha / Dwelling Capacity: 63

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.

Site 1003- Land adjoining 385 Canterbury Road, Densole / Site Size: 3.232ha / Dwelling Capacity: 63

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 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 historic assets.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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.

Site 1003- Land adjoining 385 Canterbury Road, Densole / Site Size: 3.232ha / Dwelling Capacity: 63

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 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.
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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 1005- Land at Barrow Hill, Sellindge / Site Size: 0.72ha / Dwelling Capacity: 15

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is because the site is located just south of a probable Bronze Age barrow. The site is also between the historic farmsteads of The Mount and Barrow Hill Farm. Overall, a minor negative but uncertain effect is expected.
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.
	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:	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.

Site 1005- Land at Barrow Hill, Sellindge / Site Size: 0.72ha / Dwelling Capacity: 15

SA Objectives		Site	Justification
	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 effect is assumed.
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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 1007- Silver Spray, Sellindge / Site Size: 0.45ha / Dwelling Capacity: 5			
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.	-?	This site scored 3 in KCC's heritage assessment. This is because Romano-British and medieval archaeological remains have been found nearby. The site is within 250m of two Grade II Listed Buildings. Overall, a minor negative but uncertain effect is expected.	

Site 1007- Silver Spray, Sellindge / Site Size: 0.45ha / Dwelling Capacity: 5

SA Objectives		Site	Justification
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 1km of the Kent Downs AONB. A negligible effect is therefore likely.
	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 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 effect is assumed.
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.

Site 1007- Silver Spray, Sellindge / Site Size: 0.45ha / Dwelling Capacity: 5

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.	0	The site itself is not a designated area of open space.

SHLAA Reference Number: 1013

Site Name/Address: Car Park, Coast Drive, Greatstone

Recommendations: Measures should be taken to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this 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. Lastly, mitigation/enhancement measures should be incorporated into the design of the development to minimise effects on the local BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 1013- Car Park, Coast Drive, Greatstone / Site Size: 1.02 Gross 0.47ha for allocation / Dwelling Capacity: 16

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.

Site 1013- Car Park, Coast Drive, Greatstone / Site Size: 1.02 Gross 0.47ha for allocation / Dwelling Capacity: 16

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 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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located adjacent to an open stretch of shingle beach next to Littlestone Lifeboat Station (built 1977). The site sits within the settlement of New Romney and there are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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.		--	Approximately 50% of this site lies within a local BAP Priority Habitat (fixed dunes with herbaceous vegetation). The site is also directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. Overall, a significant 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 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	11(a) Efficient use of	+	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.

Site 1013- Car Park, Coast Drive, Greatstone / Site Size: 1.02 Gross 0.47ha for allocation / Dwelling Capacity: 16

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 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 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.

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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for Limestone Hythe Formation. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 1018- St Saviours Hospital / Site Size: N/A Dwelling Capacity: 35

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

Site 1018- St Saviours Hospital / Site Size: N/A Dwelling Capacity: 35

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 outdoor sports and recreational facilities and open spaces. Overall, accessibility to one 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, and the Royal Military Canal Scheduled Monument is within 200m to its south. This site was not covered by KCC's heritage Assessment. Overall, 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 townscape.	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.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of Hythe with neighbouring settlements.

Site 1018- St Saviours Hospital / Site Size: N/A Dwelling Capacity: 35

SA Objectives		Site	Justification
	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 manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this 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.

Site PO18- Land between Hillside and Brandet House, Rhee Wall Road, Brenzett, Walland & Denge Marsh / Site Size: 0.29			
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 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 0.29ha in size and should provide 1-2 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 0.29ha in size. Therefore, 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.	-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential on the edge of Brenzett. There are also ditches that bound the site to the south west and which are depicted on the Brenzett Tithe Map. A windmill is shown close to the site in the First Edition Ordnance Survey Map.	

Site PO18- Land between Hillside and Brandet House, Rhee Wall Road, Brenzett, Walland & Denge Marsh / Site Size: 0.29

SA Objectives		Site	Justification
			There are three Grade II Listed Buildings within 100m of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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: 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 effect is assumed.
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	--	The site is wholly within Grade 2 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.

Site PO18- Land between Hillside and Brandet House, Rhee Wall Road, Brenzett, Walland & Denge Marsh / Site Size: 0.29

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 a designated area of open space.

SHLAA Reference Number: PO19

Site Name/Address: Land adjacent to Framlea, Rye Road, Brookland

This site represents an extension to the preferred Policy RM12 (Consulted upon in 2016), now proposed Submission Policy RM13, which includes 609, 407a and additional land within PO19.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. The design of the development should be sensitive to the setting of the nearby Grade I and II Listed Buildings and Conservation Area. Opportunities for incorporating allotments into the design of the development should be explored to reduce the loss of good quality agricultural land.

Site PO19- Land adjacent to Framlea, Rye Road, Brookland, Walland & Denge Marsh / Site Size: 0.29

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 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.

Site PO19- Land adjacent to Framlea, Rye Road, Brookland, Walland & Denge Marsh / Site Size: 0.29

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 approximately 1.5ha in size, with the capacity to accommodate 45 dwellings. 30% of these dwellings 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 approximately 1.5ha in size, with the capacity to accommodate 45 dwellings. 20% of these dwellings will be required to meet Lifetime Home 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to Brookland being located within an area of general background archaeological potential, with a number of chance archaeological finds having been made in the surrounding fields. The site is bounded to the north east by a drainage ditch which is shown on the Brookland Tithe map. The site is within 250m of several Grade I and Grade II Listed Buildings, and is close to a Conservation Area comprised of significant areas of undeveloped land. Overall, a minor negative but uncertain effect is expected.
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.
	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	Although the southern parcel (PO19) of the site was previously a petrol station, its underground tanks have since been removed and covered over with grass. The majority of the site (609 and 407a) sits on undeveloped land. Therefore, a negligible effect is likely as there is little 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 effect is assumed.
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 four bus stops and a cycle lane.
11. Use land efficiently	11(a) Efficient use of	-	Approximately 75% of the site (609 and 407a) sits on undeveloped land. This represents a less efficient use of land compared to developing brownfield land and a minor negative effect is likely.

Site PO19- Land adjacent to Framlea, Rye Road, Brookland, Walland & Denge Marsh / Site Size: 0.29		
SA Objectives	Site	Justification
and safeguard soils, geology and economic mineral reserves.	land	
	11(b) Soil quality and quantity	--
	11(c) Land contamination	0
	11(d) Minerals safeguarding	0
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: PO20

Site Name/Address: Cherry Gardens, New Romney

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. Appropriate mitigation/enhancement measures should be employed to prevent adverse effects on the nearby Ramsar and SSSI, and where possible provide biodiversity enhancements.

Site PO20- Cherry Gardens, Littlestone, New Romney / Site Size: 0.6ha		
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.

Site PO20- Cherry Gardens, Littlestone, New Romney / Site Size: 0.6ha

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 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 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 10 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	++	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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of background archaeological potential. There are no built heritage features within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of	8(a) Landscape	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.
	8(b) Settlement character: coalescence	0	The site is not considered to contribute to the coalescence of New Romney with neighbouring settlements.

Site PO20- Cherry Gardens, Littlestone, New Romney / Site Size: 0.6ha

SA Objectives		Site	Justification
the landscape and townscape.	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, 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	-	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.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. Additionally, the design of the development should seek to enhance the setting of the nearby Grade I and II Listed Buildings and Conservation Area. The loss of good quality agricultural land and thus growing potential should be minimised through design for example by including allotments on site.

Site PO30- Land off Boarmans Road, Brookland, Walland & Denge Marsh / Site Size: 0.4ha			
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 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 10 dwellings, 1-2 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 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.	-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located a short distance to the north west of the Brookland Conservation Area. Furthermore, Brookland lies within an area of general background archaeological potential, with a number of chance archaeological finds having been made in surrounding fields. The site is within 250m of	

Site PO30- Land off Boarmans Road, Brookland, Walland & Denge Marsh / Site Size: 0.4ha

SA Objectives		Site	Justification
			several Grade I and Grade II Listed Buildings. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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 four bus stops and a cycle lane.
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 area is identified as being prone to natural radon gas contamination, which cannot be remediated at source. Therefore, a negligible effect is recorded.
	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.

Site PO30- Land off Boarmans Road, Brookland, Walland & Denge Marsh / Site Size: 0.4ha

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 itself is not in a designated area of open space.

Reasonable Alternative Sites

SHLAA Reference Number: 155

Site Name/Address: Rectory Field, Eversley Road, Hythe

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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 155- Rectory Field, Eversley Road, Hythe / Site Size: 1.75ha / Dwelling Capacity: 50

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.

Site 155- Rectory Field, Eversley Road, Hythe / Site Size: 1.75ha / Dwelling Capacity: 50

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. There has also been some historic (nineteenth century) quarrying at the northern end of the site. There are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.
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 is surrounded by existing development which would screen it from the wider AONB, resulting in a negligible effect.
	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	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	++	The site is within convenient walking distance of a number of bus stops as well as a cycle route to the south.

Site 155- Rectory Field, Eversley Road, Hythe / Site Size: 1.75ha / Dwelling Capacity: 50

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 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.
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: 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. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 158- Vale Farm (The Piggeries) Horn Street, Folkestone / Site Size: 4.1ha (1.3ha developable) / Dwelling Capacity: 26

SA Objectives	Site	Justification
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1: Reduce the risk of flooding, taking into account the effects of climate change.		-	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, a minor negative but uncertain effect is 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.
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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. The site also lies in an area used for military training and it is possible that this activity extended into the site in question. Wartime aerial photographs show a possible WW2 period anti-invasion/anti-tank ditch heading towards the proposed allocation site. Furthermore, the site includes walled gardens/enclosures that are first shown in the First Edition Ordnance Survey Map. Additionally, the Cheriton Tithe Map shows the location of the now demolished Sea Brook Farm within the proposed allocation site. The site is on the outskirts of Horn Street and sits within 500m of two Scheduled Monuments. Overall, a minor negative but uncertain effect is expected for this objective.
8. Conserve, and where relevant enhance, the	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.

Site 158- Vale Farm (The Piggeries) Horn Street, Folkestone / Site Size: 4.1ha (1.3ha developable) / Dwelling Capacity: 26

SA Objectives		Site	Justification
quality, character and local distinctiveness of the landscape and townscape.	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: regeneration	0	The site is on land that is undeveloped but has had some agricultural and military activity in the past. Therefore, a negligible effect is likely as there would be no potential for regeneration.
9. Conserve and enhance biodiversity.		--	Approximately 70% of this site is within a national BAP Priority habitat (deciduous woodland). The site is also within 250m of Paraker Wood and Seabrook Stream LWS. Overall, a significant 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	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.

Site 158- Vale Farm (The Piggeries) Horn Street, Folkestone / Site Size: 4.1ha (1.3ha developable) / Dwelling Capacity: 26

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.	0	The site is not a designated area of open space.

SHLAA Reference Number: 204A

Site Name/Address: Folkestone Racecourse (parts), Westernhanger

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. Additionally, land within the site has been identified as a Mineral Safeguarding Area for silica sand/construction sand - sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

Site 204A- Folkestone Racecourse (parts), Westernhanger / Site size: 4.6ha / Dwelling Capacity: 20

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	5(a) Affordable	++
		The site is expected to be able to accommodate 20 dwellings, 30% of which will be required to be affordable dwellings. This

Site 204A- Folkestone Racecourse (parts), Westernhanger / Site size: 4.6ha / Dwelling Capacity: 20		
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 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.	--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located immediately to the east of the Scheduled Monument of Westernhanger Castle, which includes the Grade I Listed Westernhanger Manor. The landscape elements of this historic estate survive (including buried archaeological remains), and now form part of the Castle's setting, though this land is not of itself designated as part of the monument. The site is partially within 500m of the Sandling Park Registered Park and Garden. The land within the site is recognised as previously developed land associated with a racecourse; however, the vast majority of the land is open and rural in nature. Overall, a significant negative but uncertain effect is expected.
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 Westernhanger 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 effect is assumed.
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	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 Westernhanger train station as well as a number of bus stops.

Site 204A- Folkestone Racecourse (parts), Westernhanger / Site size: 4.6ha / Dwelling Capacity: 20			
SA Objectives	Site	Justification	
traffic congestion.			
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.
	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 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.	
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: 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.

Site 261- Limuru, Cowgate Lane / Site Size: 1.39ha / Dwelling Capacity: Not specified		
SA Objectives	Site	Justification

Site 261- Limuru, Cowgate Lane / Site Size: 1.39ha / Dwelling Capacity: Not specified

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is because it is noted as being in an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of	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	0	The development of the site is not considered to contribute to the coalescence of Hawkinge with neighbouring settlements.

Site 261- Limuru, Cowgate Lane / Site Size: 1.39ha / Dwelling Capacity: Not specified

SA Objectives		Site	Justification
the landscape and townscape.	character: coalescence		
	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 effect is assumed.
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.
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.

Recommendations: Measures should be undertaken to manage flood risk onsite and avoid causing an increased risk of flooding elsewhere as a result of developing this site. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 289A- Romney Marsh Potato Company, New Romney / Site Size: 3.96ha / Dwelling Capacity: 65		
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.

Site 289A- Romney Marsh Potato Company, New Romney / Site Size: 3.96ha / Dwelling Capacity: 65

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of multi-period archaeological potential to the north of the historic port and town of New Romney. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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.

Site 289A- Romney Marsh Potato Company, New Romney / Site Size: 3.96ha / Dwelling Capacity: 65		
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 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: 303A

Site Name/Address: Land south of Little Densole Farm

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. Additionally, land within the site has been identified as a Mineral Safeguarding Area for brickearth. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 303A- Land south of Little Densole Farm / Site Size: 2.2ha / Dwelling Capacity: 44		
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

Site 303A- Land south of Little Densole Farm / Site Size: 2.2ha / Dwelling Capacity: 44

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 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.
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located to the north of a Bronze Age barrow cemetery in Reinden Woods (two are Scheduled and there are further possible barrows in the woods). The proposed allocation site lies some 75m north of the pair of Scheduled barrows. A further Scheduled Bronze Age barrow lies some 200m north of the proposed allocation site. Earthwork banks, suggested as being part of possible medieval relict field-system, are identified within the proposed allocation site close to Little Densole Farmhouse. Overall, a minor negative but uncertain effect is expected.
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	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.

Site 303A- Land south of Little Densole Farm / Site Size: 2.2ha / Dwelling Capacity: 44

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 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 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.		-?	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.

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. Additionally, land within the site has been identified as a Mineral Safeguarding Area for brickearth. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 316- East Hawkinge Lands / Site Size: 11.075ha / Dwelling Capacity: 100

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, three outdoor sports and recreational facilities and a number of 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 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.

Site 316- East Hawkinge Lands / Site Size: 11.075ha / Dwelling Capacity: 100

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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located adjacent to an area of Early Iron Age activity and known Late Iron Age settlements. The site is also located in an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. There are no built heritage features within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
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	-	The site is wholly within Grade 3 agricultural land.

Site 316- East Hawkinge Lands / Site Size: 11.075ha / Dwelling Capacity: 100

SA Objectives	Site	Justification
quantity		
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: 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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 328- Sellindge East / Site Size: 19.0ha / Dwelling Capacity: 200

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.

Site 328- Sellindge East / Site Size: 19.0ha / Dwelling Capacity: 200			
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 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 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. This site was not covered by KCC's heritage assessment.	
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.
	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.

Site 328- Sellindge East / Site Size: 19.0ha / Dwelling Capacity: 200		
SA Objectives	Site	Justification
9. Conserve and enhance biodiversity.	-?	Approximately 5% of this site lies within a national BAP Priority Habitat (deciduous woodland) while approximately 7.5% is within a local BAP Priority Habitat (alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> , and arable field margins). The site is also within 250m of the Gibbin's Brook SSSI. Overall, a minor negative but uncertain 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
	10(b) Increase opportunities to choose sustainable transport modes	++
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-
	11(b) Soil quality and quantity	--
	11(c) Land contamination	0
	11(d) Minerals 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.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. Opportunities for the incorporation of allotments into the design of the development should be explored to reduce the loss of good quality agricultural land. 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.

Site 329- Pepperland Nurseries, Boarmans Lane, Brookland / Site Size: 1.78ha / Dwelling Capacity: Not specified			
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.
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.	

Site 329- Pepperland Nurseries, Boarmans Lane, Brookland / Site Size: 1.78ha / Dwelling Capacity: Not specified

SA Objectives	Site	Justification	
7. Conserve and enhance the fabric and setting of historic assets.	-?	This site scored 2 in KCC's heritage assessment. This is due to the site being located adjacent to the Brookland Conservation Area and within 250m of several Grade I and Grade II Listed Buildings. Additionally, the southern site boundary follows the Brookland Sewer which is depicted on the Brookland Tithe Map. The site also lies in an area of general archaeological potential associated with the settlement of Brookland and chance finds made in surrounding fields. Overall, a minor negative but uncertain effect is expected.	
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.
	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 effect is assumed.	
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 contamination	++	The land within the site is recognised as contaminated land, which would be remediated.
	11(d) Minerals	0	The site is not in a Minerals Safeguarding Zone.

Site 329- Pepperland Nurseries, Boarmans Lane, Brookland / Site Size: 1.78ha / Dwelling Capacity: Not specified

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 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: 335

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

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this 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, LWS and local BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 335- Fisher Field / Site Size: 0.47ha / Dwelling Capacity: Not specified

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 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, 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

Site 335- Fisher Field / Site Size: 0.47ha / Dwelling Capacity: Not specified

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located on a gravel ridge in an area of general archaeological potential. The site forms part of the settlement of Lydd and is within 250m of Herring Hang to south of Brook House Grade II Listed Building. 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. Overall, a minor negative but uncertain effect is expected.
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.
	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.		--	This entire site lies within a national BAP Priority Habitat (coastal vegetated shingle) and a local BAP Priority Habitat (shingle acid grassland). A significant negative effect is therefore 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	++	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	11(a) Efficient use of	-	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.

Site 335- Fisher Field / Site Size: 0.47ha / Dwelling Capacity: Not specified		
SA Objectives	Site	Justification
and safeguard soils, geology and economic mineral reserves.	land	
	11(b) Soil quality and quantity	0
	11(c) Land contamination	0
	11(d) Minerals safeguarding	?
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.

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.

Site 338- Black Bull Allotments, Dolphins Road, Folkestone / Site Size: 1.6ha / Dwelling Capacity: 65		
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.

Site 338- Black Bull Allotments, Dolphins Road, Folkestone / Site Size: 1.6ha / Dwelling Capacity: 65			
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 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 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. 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 four employment areas.	
7. Conserve and enhance the fabric and setting of historic assets.	-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of general background archaeological potential. The land has never been developed but the fields were used as allotments for most of the twentieth century. There are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.	
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.
	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

Site 338- Black Bull Allotments, Dolphins Road, Folkestone / Site Size: 1.6ha / Dwelling Capacity: 65

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 whole site sits on allotments. Therefore, a negligible effect is assumed.
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 quantity	0	The site is not on graded agricultural land.
	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.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this 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.

Site 373: Land West of Cockreed Lane / Site Size: 4.7ha / Dwelling Capacity: Not specified

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.

Site 373: Land West of Cockreed Lane / Site Size: 4.7ha / Dwelling Capacity: Not specified

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the presence of a sewer along the western boundary of the site and other bounding drainage ditches, all of which are depicted in the Hope Tithe Map. The site is also located in an area of multi-period archaeological potential, and extensive medieval earthworks are visible on aerial photographs within the fields on the opposite side of Cockreed Lane. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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.

Site 373: Land West of Cockreed Lane / Site Size: 4.7ha / Dwelling Capacity: Not specified

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 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. 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: 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 and nearby ancient woodlands.

Site 388- Land west of Canterbury Road, Hawkinge / Site Size: 1ha / Dwelling Capacity: 20

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.

Site 388- Land west of Canterbury Road, Hawkinge / Site Size: 1ha / Dwelling Capacity: 20

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 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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. There are no built heritage features within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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. Some of the land within the parcel already been developed; however the majority has not and is open. Therefore, effects on the open views of the AONB to the south have the potential to be significant. Such effects are still uncertain until the 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 as the site is judged to take up less than 10% of the strategic gap between Hawkinge and Folkestone. A negligible effect is likely.
	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	10(a) Reduce the need to travel	0	The site is not within convenient walking distance of an employment area or shopping parade.

Site 388- Land west of Canterbury Road, Hawkinge / Site Size: 1ha / Dwelling Capacity: 20

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 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 that it meets local needs.		0	The site is not in a designated area of open space.

SHLAA Reference Number: 390

Site Name/Address: North Lydd Sites

Recommendations: The design of the development should seek to enhance the setting of the nearby Grade II Listed Building. Lastly, land within this site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 390- Peak Welders, Romney Road, Lydd / Site Size: 0.7ha / Dwelling Capacity: 14

SA Objectives	Site	Justification
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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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential, with multi-period remains found to the north at Allen's Bank. 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. Overall, a minor negative but uncertain effect is expected.
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.
	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:	+++?	The site sits on brownfield land associated with a welding company. Redevelopment of the site is considered to make a

Site 390- Peak Welders, Romney Road, Lydd / Site Size: 0.7ha / Dwelling Capacity: 14

SA Objectives		Site	Justification
	regeneration		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.
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.

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.

Site 405- Coolinge Lane Lan, Sandgate / Site Size: 4.5ha / Dwelling Capacity: 54

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 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.	

Site 405- Coolinge Lane Lan, Sandgate / Site Size: 4.5ha / Dwelling Capacity: 54

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's Heritage Assessment. This is due to the site being located opposite Penfold House School for Girls, which is a Grade II Listed Building. In addition, there is potential for archaeological remains to survive on site. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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.

Site 405- Coolinge Lane Lan, Sandgate / Site Size: 4.5ha / Dwelling Capacity: 54

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.	--?	The entire site contains a playing field, which will be lost following development. However, it's possible that development will contribute to alternative provision of open space. A significant negative but uncertain effect is therefore expected.

**SHLAA Reference Number: 407a/609
Brookland**

Site Name/Address: Land North of Pod Corner,

This site option represents the land that was originally allocated as part of Preferred Site allocation RM12 in 2016; however the area of land has since been expanded to include 407a/609 and PO19.

Recommendations: Measures should be taken to manage flood risk on site and to avoid causing increased flood risk elsewhere as a result of developing this 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.

Site 407a/609- Land N Pod Corner, Brookland / Site Size: 0.72ha / Dwelling Capacity: 15

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 a school and a sports facility. There are no other services or facilities within convenient walking distance.

Site 407a/609- Land N Pod Corner, Brookland / Site Size: 0.72ha / Dwelling Capacity: 15

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 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 approximately 1.5ha in size, with the capacity to accommodate 45 dwellings. 30% of these dwellings 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 approximately 1.5ha in size, with the capacity to accommodate 45 dwellings. 20% of these dwellings will be required to meet Lifetime Home 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to Brookland being located within an area of general background archaeological potential, with a number of chance archaeological finds having been made in the surrounding fields. The site is bounded to the north east by a drainage ditch which is shown on the Brookland Tithe map. The site is within 250m of several Grade I and Grade II Listed Buildings, and is close to a Conservation Area comprised of significant areas of undeveloped land. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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	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 four bus stops.

Site 407a/609- Land N Pod Corner, Brookland / Site Size: 0.72ha / Dwelling Capacity: 15

SA Objectives		Site	Justification
traffic congestion.			
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: 409

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

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 409- Land at Cockreed Lane, New Romney / Site Size: 5.47ha /Dwelling Capacity: 100

SA Objectives	Site	Justification
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Site 409- Land at Cockreed Lane, New Romney / Site Size: 5.47ha / Dwelling Capacity: 100

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 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 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.		--?	This site scored 1 in KCC's heritage assessment. This is because extensive earthworks within the allocation site mark the site of a medieval moated complex, which is believed to be the site of Craythorne Manor, whilst a smaller enclosure also within the allocation site is possibly the site of Cockreed Manor. Associated fields/enclosures are visible and archaeological remains of thirteenth century date have been found at the site. The site is not designated, although other moated manor sites on Romney March are protected through scheduling. There are a number of Grader 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. Overall, a significant negative but uncertain effect is expected.

Site 409- Land at Cockreed Lane, New Romney / Site Size: 5.47ha / Dwelling Capacity: 100

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.
	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 effect is assumed.
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.

Site 409- Land at Cockreed Lane, New Romney / Site Size: 5.47ha / Dwelling Capacity: 100

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.	0	The site itself is not in a designated area of open space.

SHLAA Reference Number: 415/430

Site Name/Address: Land east of Ashford Road, New Romney

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk elsewhere as a result of developing this site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument.

Site 415/430- Land east of Ashford Road, New Romney / Site Size: 4.5ha / Dwelling Capacity: 101

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 101 dwellings, 30% of which will be required to be affordable dwellings.

Site 415/430- Land east of Ashford Road, New Romney / Site Size: 4.5ha / Dwelling Capacity: 101

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located to the north of New Romney Conservation Area and in an area of archaeological potential associated with the medieval town of New Romney. Archaeological remains associated with a demolished late medieval or post-medieval building are recorded in the south-west corner of the proposed allocation site. However, no building is shown here in nineteenth and twentieth century maps. The drains in the east of the site and along the north-eastern boundary are depicted on the Hope Tithe Map. Earthworks and other features associated with a probable medieval moated complex can be seen in adjoining 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. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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	++	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.

Site 415/430- Land east of Ashford Road, New Romney / Site Size: 4.5ha / Dwelling Capacity: 101

SA Objectives		Site	Justification
traffic congestion.			
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.
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: 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 and where possible 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. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the local BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to

Site 416- Fisherman' Beach, Land off Range Road, Hythe / Site Size: 0.7ha / Dwelling Capacity: 60

SA Objectives	Site	Justification
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Site 416- Fisherman' Beach, Land off Range Road, Hythe / Site Size: 0.7ha / Dwelling Capacity: 60

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 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 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 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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located on a shingle fishing beach, which was previously occupied by a range of structures including fisherman's huts and Gas Works. Anti-tank pimples can be seen crossing the site in wartime aerial photographs. Two Listed lifeboat stations adjoin the site to the east, whilst a short distance to the west is Martello Tower No. 4, which is a Scheduled Monument and Grade II Listed structure. The open shingle beach is important in understanding the significance of the Martello Tower. The Listing description for the lifeboat stations also highlight that they have group value and are within the sightlines of two Scheduled Martello Towers. Overall, a significant negative but uncertain effect is expected.

Site 416- Fisherman' Beach, Land off Range Road, Hythe / Site Size: 0.7ha / Dwelling Capacity: 60

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 existing built-up area of Hythe screens it from the wider AONB, resulting in a negligible effect.
	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.		--	Approximately 70% of this site lies within a local BAP Priority Habitat (perennial vegetation of stony banks). The site is also directly adjacent to Hythe Ranges Local Wildlife Site. A significant negative effect is therefore 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	++	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.
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		0	The site is within the parish of Hythe which is not considered to have waste water capacity issues. The site does not fall

Site 416- Fisherman' Beach, Land off Range Road, Hythe / Site Size: 0.7ha / Dwelling Capacity: 60

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 is not a designated area of open space.

SHLAA Reference Number: 423b

Site Name/Address: Land east of former railway, Teddars Leas Road, Etchinghill

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.

Site 423b- Land east of former railway, Teddars Leas Road, Etchinghill / Site Size: 1.9 ha / Dwelling Capacity: 30

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

Site 423b- Land east of former railway, Teddars Leas Road, Etchinghill / Site Size: 1.9 ha / Dwelling Capacity: 30

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential on the edge of the village of Etchinghill. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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	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.

Site 423b- Land east of former railway, Teddars Leas Road, Etchinghill / Site Size: 1.9 ha / Dwelling Capacity: 30

SA Objectives		Site	Justification
traffic congestion.			
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.
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: 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 and avoid causing an increase in flood risk elsewhere as a result of developing this 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. Contaminated land onsite should be fully remediated prior to construction works. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the local BAP Priority Habitat and LWS. Additionally, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

Site 457- Land opposite Rock Cottage, Botolph's Bridge Road, Hythe / Site Size: 0.63ha / Dwelling Capacity: 12

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 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 homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	5(a) Affordable housing	+	The site is 0.6ha and is expected to be able to accommodate 12 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 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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located to the north and within the setting of Dymchurch Redoubt, which is a designated Scheduled Monument. There are also a range of WW2 period defensive features on adjacent areas of the marsh. The proposed allocation lies within an area of general background archaeological potential; there is an earth bund on the site of unknown date and some indication of past disturbance. Overall, a significant negative but uncertain effect is expected.
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 likely.
	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.

Site 457- Land opposite Rock Cottage, Botolph's Bridge Road, Hythe / Site Size: 0.63ha / Dwelling Capacity: 12

SA Objectives		Site	Justification
townscape.	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.		--	This entire site lies within a local BAP Priority Habitat (perennial vegetation of stony banks and shingle acid grassland). The site is also directly adjacent to the Hythe Ranges Local Wildlife Site. Overall, a significant 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 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, 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 when compared with the redevelopment of brownfield land. Therefore, a minor negative effect is recorded.
	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 Westenhanger 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.

Site 457- Land opposite Rock Cottage, Botolph's Bridge Road, Hythe / Site Size: 0.63ha / Dwelling Capacity: 12

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.	0	The site is not 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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 602- Land between Valebrook Close and Valestone Close, Horn Street, Folkestone / Site Size: 2.98ha / Dwelling Capacity: 45

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

Site 602- Land between Valebrook Close and Valestone Close, Horn Street, Folkestone / Site Size: 2.98ha / Dwelling Capacity: 45

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located adjacent to an extensive area of army camps and training grounds and within an area of good archaeological potential. A drainage ditch is shown in the Cheriton map crossing the site. According to WW2 aerial photographs, this regular, straight ditch extends from the railway junction to the north through the site, and links Horn Street to the south. It has been partially infilled and contains possible defensive features. There are no built heritage features within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	8(b) Settlement character: coalescence	--?	The site represents what remains of an undeveloped gap 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	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.

Site 602- Land between Valebrook Close and Valestone Close, Horn Street, Folkestone / Site Size: 2.98ha / Dwelling Capacity: 45

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.
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 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.		0	The site is not in a designated area of open space.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this 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.

Site 604- Land east of Eastbridge Road, Dymchurch / Site Size: 4.36ha / Dwelling Capacity: 87

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.

Site 604- Land east of Eastbridge Road, Dymchurch / Site Size: 4.36ha / Dwelling Capacity: 87

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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general background archaeological potential. Drains on boundaries are also shown on the Dymchurch Tithe Map. Blocks of probable post-medieval drainage are visible on 1940s aerial photographs of the site, and medieval pottery and a knife blade are recorded as being found on the site. The Romney, Hythe & Dymchurch Railway follows the site's southern boundary. 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 within the urban area of Hythe. Overall, a minor negative but uncertain effect is expected.
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.
	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	--	Approximately 35% of the site area is on Grade 1 and 2 agricultural land.

Site 604- Land east of Eastbridge Road, Dymchurch / Site Size: 4.36ha / Dwelling Capacity: 87

SA Objectives	Site	Justification
quantity		
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 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: 606

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

Recommendations: Land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development. Opportunities for incorporating allotments onsite should be investigated to reduce the loss of good quality agricultural land. The development should seek to enhance the setting of the nearby heritage assets.

Site 606- The Mount, barrow Hill, Sellindge / Site Size: 2.34ha / Dwelling Capacity: 50

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.

Site 606- The Mount, barrow Hill, Sellindge / Site Size: 2.34ha / Dwelling Capacity: 50

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 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.		--?	This site scored 1 in KCC's heritage assessment. This is due to a probable upstanding Bronze Age burial mound recorded on site. It is not designated, but would appear to be of equivalent significance. The site also contains The Mount farmhouses. There are no built heritage assets within close proximity of the site. Overall a significant negative but uncertain effect is expected.
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.
	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.
9. Conserve and enhance biodiversity.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible effect is assumed.

Site 606- The Mount, barrow Hill, Sellindge / Site Size: 2.34ha / Dwelling Capacity: 50

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	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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 610- Grove House land, Main Road, Sellindge / Site Size: 0.59ha / Dwelling Capacity: 25

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.	

Site 610- Grove House land, Main Road, Sellindge / Site Size: 0.59ha / Dwelling Capacity: 25

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the fact that Romano-British and medieval archaeological remains were found near the site. The site is within 100m of Guinea Hall Grade II Listed Building and 250m of Elm Tree Farm House Grade II Listed Building. Overall, a minor negative but uncertain effect is expected.
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.
	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) 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 effect is assumed.
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.

Site 610- Grove House land, Main Road, Sellindge / Site Size: 0.59ha / Dwelling Capacity: 25

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: 613

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

Recommendations: Additionally, the design of the development should seek to enhance the setting of the nearby Grade II Stanford Windmill. Land within the site has been identified as a Mineral Safeguarding Area for silica sand/construction sand - sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

Site 613- Land at rear of Barnstormers, Stone Street, Stanford / Site Size: 0.53ha / Dwelling Capacity: Not specified

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.

Site 613- Land at rear of Barnstormers, Stone Street, Stanford / Site Size: 0.53ha / Dwelling Capacity: Not specified

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located next to the Grade II Listed Stanford Windmill. The site also lies within an area of general archaeological potential and is adjacent to the line of the Roman road between Lympe and Canterbury, which follows the line of Stone Street. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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 800m of a railway station.

Site 613- Land at rear of Barnstormers, Stone Street, Stanford / Site Size: 0.53ha / Dwelling Capacity: Not specified

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 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 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.
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: 617

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

Recommendations: Opportunities for the incorporation of allotments into the design of the development should be explored to reduce the loss of good quality agricultural land. 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.

Site 617- Black Horse Caravan Site / Site Size: 3.66ha / Dwelling Capacity: Not specified

SA Objectives	Site	Justification
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Site 617- Black Horse Caravan Site / Site Size: 3.66ha / Dwelling Capacity: Not specified

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 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the post-medieval Black Horse Farmhouse being located within the southern corner of the proposed allocation site. A Second World War pillbox is also recorded on the site in the Kent HER, but is not visible in this location in 1946 aerial photographs. A 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. Overall, a minor negative but uncertain effect is expected.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of	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	0	The development of the site is not considered to contribute to the coalescence of Densole with neighbouring settlements.

Site 617- Black Horse Caravan Site / Site Size: 3.66ha / Dwelling Capacity: Not specified

SA Objectives		Site	Justification
the landscape and townscape.	character: coalescence		
	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 effect is assumed .
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 and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. Appropriate mitigation/enhancement should be incorporated into the design to minimise adverse effects on the SSSI and LWS. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 620- Land at Harden Road, Lydd / Site Size: 1.6ha / Dwelling Capacity: Not specified

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		++	The site is in close proximity of a number of major employment areas within Lydd, therefore a significant positive effect is likely.

Site 620- Land at Harden Road, Lydd / Site Size: 1.6ha / Dwelling Capacity: Not specified

SA Objectives		Site	Justification
employment opportunities.			
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general background archaeological potential. The pond in the eastern corner of the site is shown in the Lydd Tithe map. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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	?	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.

Site 620- Land at Harden Road, Lydd / Site Size: 1.6ha / Dwelling Capacity: Not specified

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 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.

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. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 623- South of Ashford Road, Taylor Wimpey lands, Sellindge / Site Size: 10.8ha / Dwelling Capacity: 250

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.

Site 623- South of Ashford Road, Taylor Wimpey lands, Sellindge / Site Size: 10.8ha / Dwelling Capacity: 250

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 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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located immediately to the north of Somerfield Court (Grade II Listed) and adjacent barn complex (also Grade II Listed). Medieval and Roman-British archaeology has been observed on site and chance Iron Age and early medieval finds are also recorded in the Kent HER. The site is within 100m of two other Grade II Listed Buildings and within 250m of a further six Grade II Listed Buildings. Overall, a significant negative but uncertain effect is expected.
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.
	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.		0	The site does not contain or lie in close proximity to any ecological designations; however, the majority of the site is

Site 623- South of Ashford Road, Taylor Wimpey lands, Sellindge / Site Size: 10.8ha / Dwelling Capacity: 250

SA Objectives		Site	Justification
			greenfield land. Therefore, a negligible effect is assumed.
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: 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 avoid effects on the nearby SSSI. Lastly, land within the site has been identified as a Minerals Safeguarding Area for sub-alluvial river terrace deposits. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 627- Land rear of Brook Lane Cottages, Brooke Lane, Sellindge / Site Size: 0.45ha / Dwelling Capacity: 5

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.	
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	0	The site is not within convenient walking distance of an employment area or shopping parade.	

Site 627- Land rear of Brook Lane Cottages, Brooke Lane, Sellindge / Site Size: 0.45ha / Dwelling Capacity: 5

SA Objectives		Site	Justification
employment opportunities.			
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 4 in KCC's heritage assessment. This is because the site is located within an area of general archaeological potential. The site is not within close proximity of built heritage assets. Overall, a minor negative but uncertain effect is expected.
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 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 a less efficient use of land compared to developing brownfield sites.
	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.

Site 627- Land rear of Brook Lane Cottages, Brooke Lane, Sellindge / Site Size: 0.45ha / Dwelling Capacity: 5

SA Objectives	Site	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.
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: 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.

Site 636- Shepway Resource Centre, Sandgate / Site Size: 0.64ha / Dwelling Capacity: 41

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.

Site 636- Shepway Resource Centre, Sandgate / Site Size: 0.64ha / Dwelling Capacity: 41

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 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 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.
	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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located on the site of the Folkestone Cavalry Barracks (later Artillery Barracks/Ross Barracks). 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 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. Overall, a significant negative but uncertain effect is expected.
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.
	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 effect is assumed.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid	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	++	The site is within convenient walking distance of a number of bus stops and there are cycle routes to the south.

Site 636- Shepway Resource Centre, Sandgate / Site Size: 0.64ha / Dwelling Capacity: 41

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 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.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing a risk of increased flooding elsewhere as a result of developing this site. The design of the development should seek to minimise the effects on the setting of the nearby Listed Buildings and Scheduled Monument. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site 639- St. Nicholas Playing Field, Rolfe Lane, New Romney / Site Size: 1.85ha / Dwelling Capacity: 55			
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.	
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.	

Site 639- St. Nicholas Playing Field, Rolfe Lane, New Romney / Site Size: 1.85ha / Dwelling Capacity: 55

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		--?	This site scored 2 in KCC's heritage assessment. This is because extensive earthworks are visible across the site on aerial photographs from the 1940s and 1960s seemingly associated with a probable medieval moated complex to the north-east. Archaeological evaluation in adjacent fields has also revealed 13 th century building and features. 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. Overall, a significant negative but uncertain effect is expected.
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.
	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 effect is assumed.
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.

Site 639- St. Nicholas Playing Field, Rolfe Lane, New Romney / Site Size: 1.85ha / Dwelling Capacity: 55

SA Objectives	Site	Justification
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: 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. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 640- Land adjacent to 43 Horn Street / Site Size: 1.2ha / Dwelling Capacity: 8

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.

Site 640- Land adjacent to 43 Horn Street / Site Size: 1.2ha / Dwelling Capacity: 8

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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. The site also lies in an area used for military training and it is possible that this activity extended into the site in question. The site is not within close proximity of any heritage features. Overall, a minor negative but uncertain effect is expected.
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.

Site 640- Land adjacent to 43 Horn Street / Site Size: 1.2ha / Dwelling Capacity: 8

SA Objectives		Site	Justification
9. Conserve and enhance biodiversity.		--	Approximately 70% of this site lies within a national BAP Priority Habitat (deciduous woodland). The site is also within 250m of Paraker Wood ancient woodland and Paraker Wood and Seabrook Stream Local Wildlife Site. Overall, a significant 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 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.

Site 674- Digby Road, CT20 3NB / Site Size: 0.17ha / Dwelling Capacity: 9			
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, 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	There are no built heritage assets within close proximity of the site, which scored 5 in KCC's heritage assessment. Therefore, a negligible effect is expected.	
8. Conserve, and where	8(a) Landscape	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.

Site 674- Digby Road, CT20 3NB / Site Size: 0.17ha / Dwelling Capacity: 9

SA Objectives		Site	Justification
relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	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 effect is assumed.
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		0	The site is not in a designated area of open space.

Site 674- Digby Road, CT20 3NB / Site Size: 0.17ha / Dwelling Capacity: 9

SA Objectives	Site	Justification
that it meets local needs.		

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 and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site.

Site 681- Commercial Land, Station Approach, New Approach / Site Size: 0.3ha / Dwelling Capacity: 6

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 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 (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	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	0	The site is expected to be able to accommodate 6 dwellings. The site therefore has limited potential for providing homes for

Site 681- Commercial Land, Station Approach, New Approach / Site Size: 0.3ha / Dwelling Capacity: 6

SA Objectives		Site	Justification
society, including the elderly.	older people		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.		-?	This site scored 4 in KCC's heritage assessment. This is due to it being located on the site of the former New Romney & Littlestone Railway Station (now demolished) and adjacent to the line of the Romney, Hythe & Dymchurch Railway. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
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	++	The site is considered to be contaminated following its uses associated with the settlement's railway station. Housing

Site 681- Commercial Land, Station Approach, New Approach / Site Size: 0.3ha / Dwelling Capacity: 6		
SA Objectives	Site	Justification
contamination		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.

SHLAA Reference Number: 686 (previously 1004)

Site Name/Address: Land at Duck Street, Elham

Recommendations: Measures should be taken to avoid pollution to groundwater. Additionally, arrangements should be made for new development sites to make contributions towards infrastructure; specifically the wastewater network. The design, layout and landscaping of the site should complement the existing character of the village of Elham Conservation Area, maintaining the rural nature and openness of the wider landscape. Lastly, land within the site has been identified as a Mineral Safeguarding Area for sub-alluvial river terrace deposits. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development.

Site 686- Land at Duck Street, Elham / Site Size: 0.3ha / Dwelling Capacity: 6		
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.

Site 686- Land at Duck Street, Elham / Site Size: 0.3ha / Dwelling Capacity: 6

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 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.
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located on the edge of the historic settlement 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 built heritage assets are within 100m of the site. Overall, a minor negative but uncertain effect is expected for this objective.
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 effect is assumed.
10. Reduce the need to travel; increase	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.

Site 686- Land at Duck Street, Elham / Site Size: 0.3ha / Dwelling Capacity: 6

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 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 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.
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: 689

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

Site 689- Westbrook School Playing Field, Shorncliffe Road, Folkestone / Site Size: 2.47ha / Dwelling Capacity: 127

SA Objectives	Site	Justification
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Site 689- Westbrook School Playing Field, Shorncliffe Road, Folkestone / Site Size: 2.47ha / Dwelling Capacity: 127

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 historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area where there is potential for archaeological remains to survive on site. There are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.
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.
	8(b) Settlement	0	The development of the site is not considered to contribute to the coalescence of Folkestone with neighbouring settlements.

Site 689- Westbrook School Playing Field, Shorncliffe Road, Folkestone / Site Size: 2.47ha / Dwelling Capacity: 127

SA Objectives		Site	Justification
local distinctiveness of the landscape and townscape.	character: coalescence		
	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 effect is assumed.
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 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.

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.

Site 1002- land at Spitfire way, Hawkinge / Site Size: 2.1ha / Dwelling Capacity: 50

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.	
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.	

Site 1002- land at Spitfire way, Hawkinge / Site Size: 2.1ha / Dwelling Capacity: 50

SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to a number of reasons including the fact that the site is located on the former Hawkinge Airfield. An aircraft crash site is recorded within the proposed allocation site in the KHER, and there is potential for archaeological remains from the Mesolithic to modern periods. The site is not within close proximity of any built heritage assets. Overall, a minor negative but uncertain effect is expected.
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 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 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	++	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

Site 1002- land at Spitfire way, Hawkinge / Site Size: 2.1ha / Dwelling Capacity: 50		
SA Objectives	Site	Justification
contamination		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: 1014

Site Name/Address: Craythorne Farm

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site.

Site 1014- Craythorne Farm / Site Size: 0.17ha / Dwelling Capacity: 3		
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.

Site 1014- Craythorne Farm / Site Size: 0.17ha / Dwelling Capacity: 3

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 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.
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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of multi-period archaeological potential to the north of the historic port and town of New Romney. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 effect is assumed.
10. Reduce the need to	10(a) Reduce the need	0	The site is not within convenient walking distance of an employment area or shopping parade.

Site 1014- Craythorne Farm / Site Size: 0.17ha / Dwelling Capacity: 3			
SA Objectives		Site	Justification
travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	to travel		
	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 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 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: 1015

Site Name/Address: Brickyard Poultry Farm, New Romney

Recommendations: Measures should be taken to minimise flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. The design of the development should seek to minimise adverse effects on the setting on the nearby Scheduled Monument.

Site 1015- Brickyard Poultry Farm, New Romney / Site Size: 1.4ha / Dwelling Capacity: 28

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 society, including the elderly.	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 older people	++	The site is expected to be able to accommodate 28 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to a number of reasons including the fact that the drains and sewers bounding the site are depicted in the Hope Tithe Map. The site is also located in an area of multi-period archaeological potential. Extensive medieval earthworks are visible in aerial photographs within the fields on the opposite side of Cockreed Lane. A brickworks is also recorded on the site in the Kent HER, but the Hope Tithe Map and First Edition Ordnance Survey map show the brickworks to be located to the south-west. 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. Overall, a minor negative but uncertain effect is expected.
8. Conserve, and where	8(a) Landscape	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.

Site 1015- Brickyard Poultry Farm, New Romney / Site Size: 1.4ha / Dwelling Capacity: 28

SA Objectives		Site	Justification
relevant enhance, the quality, character and 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 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 effect is assumed.
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.
	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		0	The site is not in a designated area of open space.

Site 1015- Brickyard Poultry Farm, New Romney / Site Size: 1.4ha / Dwelling Capacity: 28

SA Objectives	Site	Justification
that it meets local needs.		

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 and to avoid causing increased flood risk elsewhere as a result of developing this 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.

Site 1020- Land to South of New Romney / Site Size: 20.62ha / Dwelling Capacity: 400

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 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.

Site 1020- Land to South of New Romney / Site Size: 20.62ha / Dwelling Capacity: 400

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 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 exact scale, design and layout of the new development are known. This site was not covered by KCC's heritage assessment.
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.
	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 effect is assumed.
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 is a shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The eastern part of the site is within convenient walking distance of New Romney train station and a number of bus stops.
11. Use land efficiently	11(a) Efficient use of	-	The whole site sits on undeveloped land. This represents a less efficient use of land compared to developing brownfield sites.

Site 1020- Land to South of New Romney / Site Size: 20.62ha / Dwelling Capacity: 400			
SA Objectives	Site	Justification	
and safeguard soils, geology and economic mineral reserves.	land		
	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.	

Additional development site alternatives identified following consultation on Preferred Options of the Shepway PPLP that were not selected for allocation

SHLAA Reference Number: PO1a

Site Name/Address: Land at Sellindge West

Recommendations: The design of the development should seek to enhance the setting of the nearby Grade I and II Listed Buildings. Additionally, allotments could be incorporated into the site to help offset the loss of Grade 1 and 2 agricultural land. Lastly, land within the site has been identified as a Mineral Safeguarding Area for limestone Hythe formation. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development

Site PO1a- Sellindge West, Ashford Road Sellindge / Site Size: 0.52ha		
SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account	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',

Site PO1a- Sellindge West, Ashford Road Sellindge / Site Size: 0.52ha			
SA Objectives	Site	Justification	
the effects of climate change.		'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 expected to be able to accommodate 10 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	++	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.	-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. The site is within 250m of the Church of St Mary Grade I Listed Building and Glebe Farm House Grade II Listed Building. Overall, a minor negative but uncertain effect is expected.	
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.
	8(b) Settlement character: coalescence	0	The site lies within the small village of Stone Hill, which is largely comprised of piecemeal pockets of residential development along Ashford Road and Stone Hill. Therefore, a negligible effect is likely.
	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.

Site PO1a- Sellindge West, Ashford Road Sellindge / Site Size: 0.52ha		
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 site is made up of undesignated greenfield land. Therefore, a negligible effect is assumed.
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
	10(b) Increase opportunities to choose sustainable transport modes	++
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-
	11(b) Soil quality and quantity	--
	11(c) Land contamination	0
	11(d) Minerals 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 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: Opportunities for the incorporation of allotments into the design of the development should be explored to reduce the loss of good quality agricultural land. The development should seek to minimise effects on the character of the AONB. Allotments onsite would help to reduce the loss of Grade 3 agricultural land. Measures should be taken to avoid pollution to groundwater. Additionally, land within the site has been identified as a Mineral Safeguarding Area for Brickearth. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site PO3- Hawkinge East Revised, North Downs East / Site Size: 2.51ha

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, two primary schools and outdoor sports and recreational facilities associated with these schools. The site is also within convenient walking distance of numerous 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 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.	

Site PO3- Hawkinge East Revised, North Downs East / Site Size: 2.51ha			
SA Objectives		Site	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located adjacent to an area of Early Iron Age activity and known Late Iron Age settlement. The site is also located in an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. There are no heritage features within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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. Therefore, a negligible effect is likely.
	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 is made up of undesignated greenfield land. Therefore, a negligible effect is assumed.
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 west.
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	0	The site is not considered to be contaminated.

Site PO3- Hawkinge East Revised, North Downs East / Site Size: 2.51ha		
SA Objectives	Site	Justification
contamination		
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: PO4

Site Name/Address: Land South West of Canterbury Road

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 where possible seek to enhance the setting of the nearby Grade II Listed Building. Additionally, the loss of good quality agricultural land could be reduced through design for example by including allotments on site.

Site PO4- Land South West of Canterbury Road, Lyminge, North Downs West / Site Size: 3.85ha		
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.

Site PO4- Land South West of Canterbury Road, Lyminge, North Downs West / Site Size: 3.85ha

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, one of which is adjacent to the east, a school, a post office, 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 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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located close to the site of a known Anglo-Saxon cemetery, on the edge of Lyminge which is of great archaeological importance. The site is also within 100m of Broadstreet House Grade II Listed Building which is set back from the village to the south of the site. Overall, a significant negative but uncertain effect is expected.
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 one third 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.

Site PO4- Land South West of Canterbury Road, Lyminge, North Downs West / Site Size: 3.85ha

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 site is made up of undesignated greenfield land. Therefore, a negligible effect is assumed.
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 on brownfield sites.
	11(b) Soil quality and quantity	--	Approximately 40% of the site is on Grade 2 agricultural land, while the other 60% is on Grade 3 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	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: 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 seek to enhance the setting of the nearby heritage assets.

Site PO5- Site at Red House Lane, Lyminge, North Downs West / Site Size: 0.8ha			
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, a school, a post office, 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 8-10 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 8-10 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	--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located close to the site of a known Anglo-	

Site PO5- Site at Red House Lane, Lyminge, North Downs West / Site Size: 0.8ha

SA Objectives		Site	Justification
historic assets.			Saxon cemetery, on the edge of the historic settlement of Lyminge which is of great archaeological importance. There are no built heritage features within close proximity of the site. Overall, a significant negative but uncertain effect is expected.
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	0	The site is not considered to contribute to the coalescence of Lyminge with neighbouring settlements. Therefore, a negligible effect is likely.
	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 is made up of undesignated greenfield land. Therefore, a negligible effect is assumed.
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 on brownfield sites.
	11(b) Soil quality and quantity	-	The site is wholly within Grade 3 agricultural land.
	11(c) Land contamination	?	Although the site is not considered to be contaminated, there is potential contamination from the adjacent former railway line.
	11(d) Minerals safeguarding	0	The site is not in a Minerals Safeguarding Area.

Site PO5- Site at Red House Lane, Lyminge, North Downs West / Site Size: 0.8ha

SA Objectives	Site	Justification
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.

SHLAA Reference Number: PO8

Site Name/Address: Land at rear of Touchwood, Stone street, Stanford

Recommendations: The design of the development should seek to minimise adverse effects and if possible enhance the setting of the nearby Grade II Listed Building. Additionally, land within the site has been identified as a Mineral Safeguarding Area for silica sand/construction sand - sandstone. To prevent sterilisation of mineral reserves, it may be appropriate to work the reserves at this site prior to development. Lastly, arrangements should be made for new development sites to make contributions towards infrastructure, specifically the wastewater network.

PO8- Land rear of Touchwood, Stanford, North Downs West / Site Size: 0.9

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

PO8- Land rear of Touchwood, Stanford, North Downs West / Site Size: 0.9

SA Objectives		Site	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.
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 0.96ha in size and should provide 30% 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 0.9ha in size and should include 20% of market dwellings meeting 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the presence of the Grade II Listed Stanford Windmill to the north of the site. The site is also located within an area of general archaeological potential and adjacent to the line of Roman road between Lympe and Canterbury, which follows the line of Stone Street. Overall, a minor negative but uncertain effect is expected.
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.
	8(b) Settlement character: coalescence	0	The development of the site is not considered to contribute to the coalescence of Stanford with neighbouring settlements.
	8(c) Townscape: regeneration	0	Although the site contains urbanising influences, a large proportion of the land it sits on lies undeveloped. Therefore, a negligible effect is likely as there would be little 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 effect is assumed.
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	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, and 400m of four bus stops.

PO8- Land rear of Touchwood, Stanford, North Downs West / Site Size: 0.9

SA Objectives		Site	Justification
traffic 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 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.

SHLAA Reference Number: PO21

Site Name/Address: Land behind Village Hall Car Park, Orgarswick Avenue, Dymchurch

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. The design of the development should minimise effects on the setting of the nearby Grade II Listed Buildings, Scheduled Monument and Conservation Area, and where possible seek to enhance these settings.

Site PO21- Land behind Village Hall Car Park, Orgarswick Avenue, Dymchurch, Romney Marsh / Site Size: 0.4ha

SA Objectives	Site	Justification
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Site PO21- Land behind Village Hall Car Park, Ogarswick Avenue, Dymchurch, Romney Marsh / Site Size: 0.4ha

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, open space 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 8 dwellings, 1-2 of which will 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 8 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the fact that the site adjoins the Dymchurch Conservation Area to the south. The site also lies within an area of background potential. The site is within 100m of four Grade II Listed Buildings and Martello Tower number 24 Scheduled Monument; however, these heritage assets sit within the urban area of Dymchurch. Overall, a minor negative but uncertain effect is expected.
8. Conserve, and where	8(a) Landscape	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.

Site PO21- Land behind Village Hall Car Park, Ogarswick Avenue, Dymchurch, Romney Marsh / Site Size: 0.4ha

SA Objectives		Site	Justification
relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	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	++?	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.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible effect is assumed.
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 Dymchurch train station and 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 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	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 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		0	The site is not in a designated area of open space.

Site PO21- Land behind Village Hall Car Park, Ogarswick Avenue, Dymchurch, Romney Marsh / Site Size: 0.4ha

SA Objectives	Site	Justification
that it meets local needs.		

SHLAA Reference Number: PO23

Site Name/Address: Walland & Denge Marsh

Recommendations: Land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development. Appropriate mitigation/enhancement measures should be employed to prevent adverse effects on the nearby Ramsar and SSSI, and where possible provide biodiversity enhancements.

Site PO23- Land at Harden Road, Lydd, Walland & Denge Marsh / Site Size: 1ha

SA Objectives	Site	Justification	
1: Reduce the risk of flooding, taking into account the effects of climate change.	-	The majority of the site is within Flood Zone 2, while the remainder (excluding a very small proportion of the northern corner of the site) is within Flood Zone 3. The site is also identified as being 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.	+	The site is within convenient walking distance of a medical surgery, Lydd Primary School and an outdoor sports and recreation facility associated with the school, open space and employment sites.	
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 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.

Site PO23- Land at Harden Road, Lydd, Walland & Denge Marsh / Site Size: 1ha

SA Objectives		Site	Justification
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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general background archaeological potential. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 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 site is within 250m of 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 in close proximity of a number of 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 several 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	?	It is unknown if there is site specific contamination due to existing use.
	11(d) Minerals	?	The land within the site has been identified as being within a Mineral Safeguarding Area for storm beach gravel in the Kent

Site PO23- Land at Harden Road, Lydd, Walland & Denge Marsh / Site Size: 1ha

SA Objectives	Site	Justification
safeguarding		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.

SHLAA Reference Number: PO24

Site Name/Address: Land at Harden Road, Lydd

Recommendations: Appropriate mitigation/enhancement measures should be employed to prevent adverse effects on the nearby SSSI and LWS, and where possible provide biodiversity enhancements. Land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development. Measures should be taken to remediate land contamination.

Site PO24- Land at Harden Road, Lydd, Walland & Denge Marsh / Site Size 1.8ha

SA Objectives	Site	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	-	A large proportion of the site (>=25%) is within Flood Zone 2, while a very small proportion of the site (<5%) falls into Flood Zone 3, along the south eastern boundary of the site. The site is also identified as being 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 sports and recreational facilities, open space and a number of employment sites.

Site PO24- Land at Harden Road, Lydd, Walland & Denge Marsh / Site Size 1.8ha

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 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 1.61ha in size and should provide 30% 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 1.8ha in size and should include 20% of market dwellings meeting 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general background archaeological potential. The pond in the eastern corner of the site is shown in the Lydd Tithe Map. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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 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 site is within 250m of the Dungeness, Romney Marsh and Rye Bay SSSI and Lydd Common & Pastures Local Wildlife Site. 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 in close proximity of a number of 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 several bus stops.

Site PO24- Land at Harden Road, Lydd, Walland & Denge Marsh / Site Size 1.8ha

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 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	0	The area is identified as being prone to natural radon gas contamination, which cannot be remediated at source. Therefore, a negligible effect is recorded.
	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.
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: PO25

Site Name/Address: Land adjacent to Josephs Way, New Romney

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat.

Site PO25- Land adjacent to Josephs Way, New Romney, New Romney / Site Size: 0.62ha

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.

Site PO25- Land adjacent to Josephs Way, New Romney, New Romney / Site Size: 0.62ha

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 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 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 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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of background archaeological potential. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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:	0	The site is a former allotment site. Therefore, a negligible effect is likely as there would be no potential for regeneration.

Site PO25- Land adjacent to Josephs Way, New Romney, New Romney / Site Size: 0.62ha

SA Objectives		Site	Justification
	regeneration		
9. Conserve and enhance biodiversity.		--	Approximately 30% of this site lies within a national BAP Priority Habitat (coastal and floodplain grazing marsh). A significant negative effect is therefore 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	++	The site lies adjacent to an employment area, and is also within convenient walking distance of New Romney High Street where there is a shopping parade.
	10(b) Increase opportunities to choose sustainable transport modes	++	The eastern part of 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 a former allotment site. This represents a less efficient use of land compared to developing brownfield sites.
	11(b) Soil quality and quantity	-	Approximately 40% of the land within the site is classified as being of Grade 3 agricultural quality, while the remainder is not graded.
	11(c) Land contamination	0	The area is identified as being prone to natural radon gas contamination, which cannot be remediated at source. Therefore, a negligible effect is recorded.
	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.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat. Measures should be taken to remediate land contamination.

Site PO26- Cemex, Station Approach Road, Littlestone, New Romney / Site Size: 1ha			
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 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 1.05ha in size and should provide 30% 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 1.05ha in size and should include 20% of market dwellings meeting 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 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	-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located alongside the Romney, Hythe &	

Site PO26- Cemex, Station Approach Road, Littlestone, New Romney / Site Size: 1ha

SA Objectives		Site	Justification
historic assets.			Dymchurch Railway. Station Road, Canfield Road and Neptune Road appear in the Second and Third Edition Ordnance Survey maps. With the exception of Station Road, all had disappeared by the time the 4th Edition Map was published. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.
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.
	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	++?	While the site appears to be brownfield, it has since become naturalised and blended back into the landscape. The site is likely to require some remediation and therefore 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.		--	This entire site is within a national BAP Priority Habitat (coastal and floodplain grazing marsh). A significant negative effect is therefore 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	++	The site is 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.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	+	The site appears to be previously developed. This is considered to be a more efficient use of land compared to developing greenfield sites.
	11(b) Soil quality and quantity	-	Approximately 55% of the land within the site is on Grade 3 agricultural land.
	11(c) Land contamination	?	The site appears to have had a previous unknown use. There is therefore potential for contamination.

Site PO26- Cemex, Station Approach Road, Littlestone, New Romney / Site Size: 1ha

SA Objectives	Site	Justification
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: PO27

Site Name/Address: Dymchurch Recreational Ground

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. Additionally, the design of the development should seek to enhance the setting of the nearby Conservation Area, Listed Buildings and Scheduled Monument. Lastly, any net loss of open space on site should be provided elsewhere or in the immediate vicinity of the site.

Site PO27- Dymchurch Recreational Ground, St Marys Road, Dymchurch, Romney Marsh / Site Size: 1.5ha

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' 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	+	The site is within convenient walking distance of a medical surgery, Dymchurch Primary School, a post office and outdoor sports and recreational facilities.

Site PO27- Dymchurch Recreational Ground, St Marys Road, Dymchurch, Romney Marsh / Site Size: 1.5ha

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 13 dwellings, 1-2 of which will be required to be affordable. 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 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.		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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. The site adjoins a Conservation Area and is within 100m of five Grade II Listed Buildings and also within 100m of Martello Tower number 24 Scheduled Monument; however, these heritage assets sit within the urban area of Hythe. Overall, a minor negative but uncertain effect is expected.
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.
	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	++?	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 site abuts Dungeness to Pett RAMSAR and Dungeness Ramsar and Dungeness, Romney Marsh and Rye Bay SSSI. There is therefore potential for adverse effects on the RAMSAR and SSSI although appropriate mitigation may avoid

Site PO27- Dymchurch Recreational Ground, St Marys Road, Dymchurch, Romney Marsh / Site Size: 1.5ha

SA Objectives		Site	Justification
			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 Dymchurch train station and 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 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 area is identified as being prone to natural radon gas contamination, which cannot be remediated at source. Therefore, a negligible effect is recorded.
	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 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.		--?	The site is within an existing area of open space.

Recommendations: Measures should be taken to manage flood risk on site and avoid causing an increase in the risk of flooding elsewhere as a result of developing this site. The design of the development should seek to enhance the setting of the nearby Conservation Area. Mitigation/enhancement measures should also be incorporated into the design of the development to minimise effects on the national BAP Priority Habitat. Lastly, land within the site has been identified as a Mineral Safeguarding Area for storm beach gravel. If appropriate, for example in relation to the sites coastal flood prevention properties and biodiversity value, the storm beach gravel should be worked prior to development.

Site PO28- Land at St Andrews Road, Littlestone Golf Club, Littlestone, New Romney / Site Size: 0.34ha

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 directly adjacent to a sports and recreational facility (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 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	++	The site is within convenient walking distance of an employment area.	

Site PO28- Land at St Andrews Road, Littlestone Golf Club, Littlestone, New Romney / Site Size: 0.34ha

SA Objectives		Site	Justification
employment opportunities.			
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located a short distance to the west of the Littlestone, Madeira Road Conservation Area. Overall, a minor negative but uncertain effect is expected.
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.
	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.		-	Approximately 10% of this site lies within a national BAP Priority Habitat (coastal sand dunes). A minor negative effect is therefore 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	++	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	0	The area is identified as being prone to natural radon gas contamination, which cannot be remediated at source. Therefore, a negligible effect is recorded.
	11(d) Minerals	?	Part of the land within the site has been identified as being within a Mineral Safeguarding Area for storm beach gravel in

Site PO28- Land at St Andrews Road, Littlestone Golf Club, Littlestone, New Romney / Site Size: 0.34ha

SA Objectives		Site	Justification
	safeguarding		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.

Appendix 8

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

Housing Allocation Policies

Policy UA1 – East Station Goods Yard, Folkestone

SHLAA Reference Number: 382

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 382	Justification	Policy UA1	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 states that contributions will be made towards the upkeep or improvement of existing play facilities on Folly Road. As this 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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 382	Justification	Policy UA1	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.	++	The policy supports an allocation of 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 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 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.		++	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.		-?	The site sits within the settlement of Folkestone. Although, there are no built heritage assets within 100m of the site, it scored 4 in KCC's heritage assessment. This is due to it being located within close proximity to the site of a Roman villa and early medieval burial site. However, past quarrying and use of the site as a railway goodsyard is likely to have had a significant impact on the likelihood of archaeology surviving. Therefore, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
8. Conserve, and where relevant enhance, the quality,	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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 382	Justification	Policy UA1	Justification
character and 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 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 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 states that development proposals will be 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.
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.	0	The policy makes no reference to biodiversity. Therefore, a negligible uncertain effect is assumed.
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	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 382	Justification	Policy UA1	Justification
economic mineral reserves.	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 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.

Policy UA2 – Rotunda and Marine Parade Car Parks, Lower Sandgate Road, Folkestone

SHLAA Reference Number: 045 & 342

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA2	Justification
1: Reduce the risk of flooding,		045	0	The land within the site is not within Flood Zones 2	0	The policy makes no reference to flood risk. Therefore, the

SA Objectives	Policy-off Appraisal			Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy UA2	Justification
taking into account the effects of climate change.			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.		policy is considered to have a negligible 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 opportunity for access.	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 major employment area.	++	The policy states that development proposals will be supported where appropriate and proportionate contributions are made towards improvements in connectivity between the seafront and Folkestone Town Centre, including payment towards the restoration and/or upgrade of the Leas Lift. Additionally, the site is classified as one of the 20% most deprived areas within the District. A significant positive effect is therefore likely for this objective.
	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		

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA2	Justification
				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 50 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 for older people in the District.	++	The Rotunda Car Park is allocated for residential development with an estimated capacity of 50 dwellings and the Marine Car and Coach Park is allocated for residential development with an estimated capacity 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.
		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.		

SA Objectives	Policy-off Appraisal			Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy UA2	Justification
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 an urban area of Folkestone, designated as a Conservation Area. There are also a number of Listed Buildings within 100m of the site. Furthermore, the site was marked as the location of a Coastguard Station in the First Edition Ordnance Survey map. The site scored 1 in KCC's heritage assessment due to the reasons mentioned above. This site provides the opportunity to redevelop previously developed land, and therefore 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. Overall, a significant negative but uncertain effect is expected.	-	The policy states that development proposals will be supported where the scheme preserves or enhances the character and setting of nearby Heritage Assets, including the Folkestone Leas and Bayle Conservation Area, and nearby Listed Buildings. Therefore the effect is minor negative.
	342	--?	The site sits within an urban area of Folkestone, designated as a 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. Furthermore, the site once contained the former Folkestone Bathing Establishment (now demolished). The site scored 1 in KCC's heritage assessment due to the reasons mentioned above. 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		

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA2	Justification
				development of which is likely to have a significant effect on the setting on this historic area. Overall, a significant negative effect is likely.		
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
		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.		
	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 relating to the appropriateness of the design of the development.	++	The policy makes no reference to townscape regeneration. However the site sits on previously developed land. Therefore a significant positive effect 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		

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA2	Justification
				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 effect is assumed.	-	The policy states that mitigation and enhancement measures will be incorporated into the design of the development in order to minimise effects on the BAP Priority Habitat. A minor negative effect is therefore likely
		342	--	Approximately 35% of this site is within a national BAP Priority Habitat (deciduous woodland). A significant negative effect is therefore 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	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 sustainable transport modes	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 for this objective.
		342	++	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	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		

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy UA2	Justification
				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 former uses is investigated, assessed and if appropriate, mitigated as part of the development. 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.	
	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					

SA Objectives	Policy-off Appraisal			Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy UA2	Justification
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.	--?	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 the extent to which the development will contribute to alternative provision of open space that is lost to development.		

Policy UA3 - The Royal Victoria Hospital, Radnor Park Avenue, Folkestone

SHLAA Reference Number: 103

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 103	Justification	Policy UA3	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.	-	The policy makes no reference to 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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 103	Justification	Policy UA3	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 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 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 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 42 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	-?	The site is in an urban area of Folkestone. There are no built	+	The main building is considered to be an undesignated	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 103	Justification	Policy UA3	Justification
and setting of historic assets.			heritage assets within close proximity, and the site is not covered by KCC's heritage assessment. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.		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 or enhances the character and setting of the Victorian element of the building. A minor positive effect is therefore expected on this objective.
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.	+	The policy states that development proposals will be supported where there is a comprehensive masterplan that ensures a coherent approach to both the conversion of the original Victorian building and the redevelopment of the rear aspect of the site. Therefore, the policy is considered to have a minor positive effect on this objective.
	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 there is a comprehensive masterplan that ensures a coherent approach to the conversion of the original Victorian building and that a high quality conversion is sought that preserves or enhances the character and setting of the Victorian elements of the original hospital building. Therefore a significant positive effect is expected on this objective.
9. Conserve and enhance biodiversity.		--	Approximately 22.5% of this site lies within a national BAP Priority Habitat (deciduous woodland). A significant negative effect is therefore likely.	-	The policy states that mitigation and enhancement measures will be incorporated into the design of the development in order to minimise effects on the BAP Priority Habitat. A minor negative effect is therefore likely.
10. Reduce the need to travel;	10(a) Reduce the	++	The site is within convenient walking distance of employment	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 103	Justification	Policy UA3	Justification
increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	need to travel		areas.		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.
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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 103	Justification	Policy UA3	Justification
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 UA4 – 3-5 Shorncliffe Road, Folkestone

SHLAA Reference Number: 625

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 625	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 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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 625	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 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.
	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 lies within an urban area of Folkestone, designated as a Conservation Area. The site also lies within an area with some background archaeological potential, and is within 100m of the Grade II United Reformed Church. The site scored 3 in KCC's heritage assessment due to these reasons mentioned above. Overall, a minor negative but uncertain effect is expected.	0	The policy states that development proposals will be supported where the scale and design and layout of any new buildings preserve or enhance the character and setting of nearby heritage assets including the Folkestone Leas and Bayle Conservation Area. The policy also states that the archaeological potential of the land is properly considered and appropriate archaeological mitigation measures are put in place. Therefore the effect is negligible.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 625	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 not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.	+	The policy states that development proposals will be supported where the scale and design and layout of any new buildings preserve or enhance the character and setting of nearby heritage assets including the Folkestone Leas and Bayle Conservation Area. Therefore, the policy is considered to have a minor positive effect on this objective.
	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 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 scale and design and layout of any new buildings preserve or enhance the character and setting of nearby heritage assets including the Folkestone Leas and Bayle Conservation Area. Therefore a significant positive effect is expected 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 effect is assumed.	0	The policy makes no reference to biodiversity. A negligible effect is therefore 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	++	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 625	Justification	Policy UA4	Justification
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 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.

Policy UA5 - Ingles Manor, Castle Hill Avenue, Folkestone

SHLAA Reference Number: 046

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 046	Justification	Policy UA5	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).	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		Policy Appraisal	
		SHLAA Site 046	Justification	Policy UA5	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 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.	++	The policy supports an allocation of 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.	++	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 supports the delivery of 1,600 sqm complimentary Class B1a 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.		--?	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. In addition, there is potential for buried archaeological remains associated with the Ingles Manor complex as well as a background potential for earlier periods. The site scored 1 in KCC's heritage assessment. Therefore, a significant negative but uncertain effect is expected.	-	The policy states that development proposals will be supported where an assessment is carried out of the impact on any heritage assets within the site and appropriate measures are put in place to preserve or enhance the buildings and their settings. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore the effect is minor negative.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of	8(a) Landscape	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.	+	The policy states that development proposals will be supported provided the scale, layout and design of any new buildings preserve or enhance the character and setting of nearby heritage assets, including the Folkestone Leas and Bayle Conservation Area. Therefore, the policy is considered to have a minor positive effect on this objective.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 046	Justification	Policy UA5	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 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 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 approximately 1,600 sqm of complementary Class B1a commercial floorspace is provided in a way that would be compatible with new housing without having an adverse impact on the ongoing viability of the commercial uses or the amenities of future residential occupants. Therefore a significant positive effect is expected for 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 effect is assumed.	0	The policy makes no reference to biodiversity. A negligible effect is therefore 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	++	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,	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 046	Justification	Policy UA5	Justification
geology and economic mineral reserves.	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.
	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.

Policy UA6 - Shepway Close, Folkestone

SHLAA Reference Number: 27B

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 27B	Justification	Policy UA6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate		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	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 27B	Justification	Policy UA6	Justification
change.			'extreme', 'significant' or 'moderate' flooding and does not include a flood storage area. Therefore, there is no risk of flooding.		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
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 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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 27B	Justification	Policy UA6	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 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.		++	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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within close proximity to the site of a presumed former Bronze Age barrow known as 'Giant's Grave'. The site has never been developed in the past. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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 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.	+	The policy states that development proposals will be supported where full ecological investigations are undertaken and adequate biodiversity mitigation measures identified

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 27B	Justification	Policy UA6	Justification
					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.
	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 27B	Justification	Policy UA6	Justification
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 0.15ha 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 UA7 - Former Gas Works, Ship Street, Folkestone

SHLAA Reference Number: 346

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 346	Justification	Policy UA7	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	-	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 minor negative effect is therefore likely.	0	The supporting text states that a Flood Risk Assessment will be required to accompany the planning application. This will highlight the implications of developing in the area designated as 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	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 346	Justification	Policy UA7	Justification	
		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 are made towards the upkeep and/or improvement of open space and existing play facilities 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	
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 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	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 346	Justification	Policy UA7	Justification
			the town centre; however, it is possible to access the centre via Foord Road North.		objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential with Neolithic and Roman-British artefacts found nearby. Furthermore, the site was previously a gas works which may have impacted upon below ground archaeological remains. Brick boundary walls and retaining walls are a distinctive feature of the site and illustrate its former industrial use. The site sits in the urban area of Folkestone and partly within 100m of the Grade II Listed railway viaduct. No other built 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. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land be properly considered and appropriate archaeological mitigation measures put in place. The policy also states that development proposals will be supported where the scale, design and layout of any new buildings preserve or enhance the character and setting of the nearby Grade II Listed Railway Viaduct. Therefore, the policy is considered to have a negligible effect on this objective.
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.	+	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.
	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	++	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 346	Justification	Policy UA7	Justification
			relating to the appropriateness of the design of the development.		considered to have a significant positive 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 effect is assumed.	+	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 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	?	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	+	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 346	Justification	Policy UA7	Justification
			nature of the contaminated land.		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 are made towards the upkeep and/or improvement of open space and existing play facilities at Radnor Park. Therefore, the policy is considered to have a minor positive effect on this objective

Policy UA8 - Highview School, Moat Farm Road, Folkestone

SHLAA Reference Number: 458

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 458	Justification	Policy UA8	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 458	Justification	Policy UA8	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.	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 allocations are assumed to have a negligible effect.	+	The policy states that development proposals will be supported where the design includes appropriate links to the local footpath network and should incorporate measures to minimise opportunities for anti-social behaviour. A minor positive effect is therefore likely.	
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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 458	Justification	Policy UA8	Justification
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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located adjacent to the Park Farm Moated site. Historic Ordnance Survey maps suggest that part of the moat may have been extended into the proposed development site. The site sits within the settlement of Folkestone and there are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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 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. However, the site sits on previously developed land. Overall, a significant positive effect 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 effect is	0	The policy makes no reference to biodiversity. A negligible effect is therefore likely.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 458	Justification	Policy UA8	Justification
			assumed.		
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 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.	+	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 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

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 458	Justification	Policy UA8	Justification
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 UA9 - Brockman Family Centre, Cheriton

SHLAA Reference Number: 637

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 637	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.	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	0	The policy states that development proposals will be supported where there is on-site provision of open and play space to meet the needs of the development. As the site is only within walking distance of two types of services/facilities including open space, a negligible effect is likely on this

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 637	Justification	Policy UA9	Justification
			Road. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.		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 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 houses (or 50 apartments), 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 (or 50 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.		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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential. There are known Neolithic remains to the east; Iron Age, Roman-British and Anglo-Saxon remains to the south; and, Anglo-Saxon remains to the north. The site sits within the settlement of Folkestone and there are no built heritage assets within 100m of the site. Overall, a minor	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 637	Justification	Policy UA9	Justification
			negative but uncertain effect is expected.		
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.	0	The policy states that development proposals will be supported where existing trees and hedgerows around the perimeter of the sites are retained and enhanced. While this will help maintain landscape character, the effect is negligible.
	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 appropriateness of the design of the development.	++	The policy makes no reference to townscape regeneration. However, the site sits on previously developed land. A significant positive effect is therefore likely.
9. Conserve and enhance biodiversity.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible effect is assumed.	+	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	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 637	Justification	Policy UA9	Justification
congestion.					
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. 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.
	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.	+	The policy states that development proposals will be supported where there is on-site provision of open and play space to meet the needs of the development, for which a management company or other solution should be established for its long term maintenance. A minor positive effect is therefore likely.

Policy UA10 - The Cherry Pickers Public House, Cheriton

SHLAA Reference Number: 687

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 687	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, 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 states that development proposals will be supported where appropriate and proportionate contributions, through a Section 106 agreement, are made towards the upkeep and/or improvement of open space and existing play facilities at Cheriton Recreation Ground. As the site is already within convenient walking distance of a number of services and facilities, including 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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 687	Justification	Policy UA10	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 policy supports an allocation of 10 houses or 20 apartments, 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.	++	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.		-?	This site scored 4 in KCC's heritage assessment. This is due to some background archaeological potential present at the site, although it has been redeveloped in the twentieth century. The site sits within the settlement of Folkestone and there are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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 on mostly previously developed land. Redevelopment of the site is considered to make a	++	The policy makes no reference to townscape regeneration. However, the site sits on previously developed land. Overall,

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 687	Justification	Policy UA10	Justification
	regeneration		significant contribution to the regeneration of the wider townscape although there is some uncertainty relating to the appropriateness of the design of the development.		a significant positive effect 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 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 effect is therefore 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	+	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	0	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 687	Justification	Policy UA10	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.		-?	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, a 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.	+	The policy states that development proposals will be supported where appropriate and proportionate contributions, through a Section 106 agreement, are made towards the upkeep and/or improvement of open space and existing play facilities at Cheriton Recreation Ground. A minor positive effect is therefore likely.

Policy UA11 - Affinity Water, Shearway Road, Cheriton

SHLAA Reference Number: 425C

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 425C	Justification	Policy UA11	Justification
1: Reduce the risk of flooding, taking into account the effects of climate		0	Approximately 1% of the land within the site is within Flood Zones 2 and 3 although there is no risk of flooding overall.	0	The policy states that development proposals will be supported where a Flood Risk Assessment is provided to

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 425C	Justification	Policy UA11	Justification	
change.		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.		establish any potential risk associated with the proximity to Pent Stream. 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 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.	++	The policy supports an allocation of 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 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 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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 425C	Justification	Policy UA11	Justification
			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 supports the delivery of 3,500 sqm complimentary Class B1a commercial floorspace. As the site is already with 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to it being the site of a former Pumping Station for Folkestone Water Works Co. The site contains some archaeological potential, with finds of medieval date to the east and early medieval date to the north. The site sits within the settlement of Folkestone and there are no built heritage assets within 100m of the site. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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	+	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 states that the development will be accompanied by a landscape strategy that retains a substantial amount of existing tree cover including those protected by Tree Preservation Orders within an area(s) of landscaped open and play space, which should be integral to the overall design and layout of the scheme. Therefore, the policy is considered to have a minor positive effect on this objective.
	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	++?	Almost the entire site sits on previously developed land associated with the former pumping station for Folkestone	++	The policy states that development proposals will be supported where a masterplan of the whole site is provided

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 425C	Justification	Policy UA11	Justification
			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.		that demonstrates a comprehensive approach to development. The policy also states that development proposals will be supported where approximately 3,500 sqm of complementary Class B1a commercial floorspace is provided in a way that is compatible with the neighbouring commercial uses and new housing, without having an adverse impact on the ongoing viability of the commercial uses of the amenities of future residential occupants. Therefore a significant positive effect is expected 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 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 effect is therefore 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	++	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	-	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 425C	Justification	Policy UA11	Justification
quantity	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.	0	Although the site falls within a Groundwater Source Protection Zone, the policy states that development proposals will be supported where it ensures that there will be no contamination of groundwater sources. A negligible effect is therefore likely.
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.	

Policy UA12 - Encombe House, Sandgate

SHLAA Reference Number: 113

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 113	Justification	Policy UA12	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	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		Policy Appraisal	
		SHLAA Site 113	Justification	Policy UA12	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 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 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.	++	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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being previously occupied by Encombe House, the mansion forming part of the Encombe Estate. The original house was destroyed by landslip and replaced by a new dwelling (now demolished) which was remodelled in the 1920s to create a grand Mediterranean style villa. 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 these assets, the site provides the opportunity to redevelop previously developed land, and therefore 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. Overall, a minor negative but uncertain effect is expected.	0	The policy states that development proposals will be supported where the scale, design and layout of any new buildings preserve or enhance the character and setting of nearby heritage assets including the nearby Scheduled Ancient Monument and the Sandgate High Street Conservation Area. Therefore the effect is negligible.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 113	Justification	Policy UA12	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.	+	The policy states that development proposals will be supported where there is a landscaping scheme which retains a substantial amount of the existing tree cover including those trees protected by Tree Preservation Orders and any groups of trees important to the appearance of the site. Therefore the policy is considered to have a minor positive effect on this objective.
	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 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. However, the site sits on previously developed land. A significant positive effect is therefore likely.
9. Conserve and enhance biodiversity.		--	This entire site lies within a national BAP Priority Habitat (deciduous woodland). A significant negative effect is therefore likely.	+	The policy states that development proposals will be supported where mitigation and enhancement measures are incorporated into the design of the development to minimise effects on the Biodiversity Action Plan Priority Habitat. The policy also affirms that a substantial amount of the existing tree cover will be retained. 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	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	++	There are a number of bus stops within easy access to the	++	The policy makes no reference to sustainable transport. As

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 113	Justification	Policy UA12	Justification
transport modes and avoid development that will result in significant traffic congestion.	opportunities to choose sustainable transport modes		south as well as a cycle route.		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	+	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 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 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		Policy Appraisal	
	SHLAA Site 137	Justification	Policy UA13	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 they are accompanied by a Flood Risk Assessment and demonstrate that any risks can be mitigated and/or safely managed. In addition, the policy requires extra flood resistant and resilient construction measures are incorporated into the design of the development to reduce the risk of life to occupants in an extreme flood event and improve flood risk management. 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 states that development proposals will be supported where appropriate and proportionate contributions are made to the expansion of Oaklands Health Centre through a S106 agreement. The site is within convenient walking distance of a medical facility, outdoor sports and recreational facilities, a school, open spaces and employment areas. In addition, the policy requires Section 106 Contributions towards the upkeep and/or improvement open space and play facilities at Hythe Green. 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.	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		Policy Appraisal	
		SHLAA Site 137	Justification	Policy UA13	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 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.	++	The policy supports an allocation of 80 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.	++	The policy supports an allocation of 80 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 2,000 sqm of 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.		-?	This site scored 4 in KCC's heritage assessment. A possible WD boundary stone survives on the site's western boundary along Fort Road, and Wartime APs show a shooting range and ancillary buildings on suite. In addition, an 'Old Gravel Pit' is shown on historic Ordnance Survey maps in the northern half of the proposed allocation area. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
8. Conserve, and where relevant enhance, the quality, character	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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 137	Justification	Policy UA13	Justification
and 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 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 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. However, the site sits on previously developed land. A significant positive effect is therefore likely.
9. Conserve and enhance biodiversity.		-?	Approximately 2.5% of this site lies within a local BAP Priority Habitat (perennial vegetation of stony banks). The site is also partly within the Hythe Ranges Local Wildlife Site. Loss of any portion of the local ecological designations is likely to have a minor negative but uncertain effect on this objective.	0	The policy states that developments will be supported where ecological investigations are undertaken and adequate mitigation and enhancement measures are incorporated into the design to minimise effects on the Hythe Ranges Local Wildlife Site. Therefore a negligible effect is likely 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.	++	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,	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 137	Justification	Policy UA13	Justification
geology and economic mineral reserves.	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 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 states that development proposals will be supported where any potential contamination from the former use is investigated, assessed and if appropriate, mitigated as part of the development. A significant positive effect is therefore likely.
	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.

Policy UA14 - Land at Station Road, Hythe

SHLAA Reference Number: 621

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 621	Justification	Policy UA14	Justification

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 621	Justification	Policy UA14	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	Approximately 5% of the site is in Flood Zone 3 and approximately 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 states that development proposals will be supported where they are accompanied by a Site-specific Flood Risk Assessment with development directed to sequentially preferential locations within the site in terms of flood risk. 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.	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 states that development proposals will be supported where appropriate and proportionate contributions are made to the expansion of Oaklands Health Centre through a S106 agreement. 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	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	++	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 621	Justification	Policy UA14	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.		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.	++	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.		+	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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. Furthermore, the line of Roman road between Folkestone and Lympne is projected to pass near the site to the south. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	+	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 effect on this objective.
	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		Policy Appraisal	
	SHLAA Site 621	Justification	Policy UA14	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 effect is assumed.	+	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	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 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	The site is not in a Mineral Safeguarding Area.	0	The policy makes no reference to minerals safeguarding.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 621	Justification	Policy UA14	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 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 UA15 – Land at the Saltwood Care Centre, Hythe

SHLAA Reference Number: 622

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 622	Justification	Policy UA15	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	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 622	Justification	Policy UA15	Justification
			sites are considered to have a negligible effect on this objective.		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 states that development proposals will be supported where appropriate and proportionate contributions, through a S106 agreement, are made to the expansion of Oaklands Health Centre. 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.
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		+	The site is within convenient walking distance of Hythe High	+	The policy makes no reference to employment provision. The

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 622	Justification	Policy UA15	Justification
quality and diverse employment opportunities.			Street where there are a number of shopping parades.		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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. Furthermore, the line of Roman road between Folkestone and Lympe is projected to pass near the site to the south Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, a negligible effect is expected.
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.	0	The policy states that development proposals will be supported where proposals are landscape led and demonstrate that landscape character is protected. A negligible effect is therefore likely.
	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.		--	Approximately 50% of this site lies within a national BAP Priority Habitat (traditional orchard). A significant negative effect is therefore likely.	-	Approximately half of the site is within a national BAP Priority Habitat. The policy states that development proposals will be supported where mitigation and enhancement measures are incorporated into the design of the development to minimise effects on the local Biodiversity Action Plan Priority Habitat. Therefore, a minor negative effect is assumed.
10. Reduce the need to travel;	10(a) Reduce the	+	The site is within convenient walking distance of Hythe High	+	The policy makes no reference to reducing the need to travel. The site is within convenient walking distance of a

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 622	Justification	Policy UA15	Justification
increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	need to travel		Street where there are a number of shopping parades.		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 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.
	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	0	The policy makes no reference to water efficiency. Therefore, the policy is considered to have a negligible effect on this

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 622	Justification	Policy UA15	Justification
		this stage in the Plan-making process, all site allocations are assumed to have a negligible effect.		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 UA16 – St Saviour’s Hospital, Seabrook Road, Hythe

SHLAA Reference Number: 313

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 313	Justification	Policy UA16	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, open spaces and Hythe High Street where there is a parade of shops and facilities. Overall, accessibility to two broad types of facility is not considered significant enough to have a positive effect on this objective.	0	The policy states that development proposals will be supported where appropriate and proportionate contributions, through a S106 agreement, are made to the expansion of Oaklands Health Centre and the upkeep and/or improvement of open space and existing play facilities at Princes Parade. As the site is within convenient walking

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 313	Justification	Policy UA16	Justification	
				distance of two broad types of facility, 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.	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 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.	++	St Saviour's Hospital is allocated for a landscape-led residential development with an estimated capacity of approximately 50 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.
	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.	++	St Saviours Hospital is allocated for 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 Hythe High Street.	+	The policy makes no reference to employment provision. As the site is already within convenient walking distance of Hythe High Street, a minor positive effect is likely on this objective.	
7. Conserve and enhance the fabric and setting of historic assets.	-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential, with Iron Age and Romano-British finds having	0	The policy states that development proposals will be supported where the archaeological potential of the land is properly considered and appropriate archaeological	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 313	Justification	Policy UA16	Justification
			been recorded a short distance to the north east. A pillbox is recorded as having been present within the site, but this does not appear to still be extant. The School (then known as Seabrook Lodge School) is recorded as having been requisitioned by Canadian Troops who were based here during the Second World War. The site sits within the settlement of Hythe and is within 100m of the Grade II Listed Black Cottage and 200m of the Royal Military Canal Scheduled Monument. Overall, a minor negative but uncertain effect is expected for this objective.		mitigation measures are put in place. The policy also states that development proposals will be supported where the design seeks to enhance the setting of the nearby Grade II Listed Building (The Black Cottage) and Scheduled Monument (the Royal Military Canal). Overall, a negligible effect is expected.
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.	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 Cannongate Road, Cliff Road, Seabrook Road Special Character Area and the Local Wildlife Site. A negligible effect is therefore likely.
	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	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.	+	The policy makes no reference to townscape regeneration. However, much of the land within the site has been previously developed. 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. A minor positive effect is therefore likely.
9. Conserve and enhance biodiversity.		--	Approximately 30% of this site lies within a national BAP Priority Habitat (deciduous woodland and additional habitats present). The site is also within 250m of the Royal Military	0	The policy states that development proposals will be supported where the character and setting of the Kent Downs Area of Outstanding Natural Beauty, the Seabrook

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 313	Justification	Policy UA16	Justification
			Canal Local Wildlife Site. Overall, a significant negative effect is likely.		Road area; and the Royal Military Canal Local Wildlife Site are preserved. Therefore, a negligible effect is assumed.
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.	+	The policy makes no reference to employment provision, but is within convenient walking distance of Hythe High Street.
	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	+	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.	+	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 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 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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 313	Justification	Policy UA16	Justification
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.	+	The policy states that development proposals will be supported where appropriate and proportionate contributions, through a S106 agreement, are made towards the upkeep and/or improvement of open space and existing play facilities at Princes Parade. Therefore, the policy is considered to have a minor positive effect on this objective.

Policy UA17 – Foxwood School, Seabrook Road, Hythe

SHLAA Reference Number: 1018

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 1018	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	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	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1018	Justification	Policy UA17	Justification
and resilience to a changing climate and extreme weather.			design and construction methods encouraged through detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.		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. Overall, accessibility to one broad types of facility is not considered significant enough to have a positive effect on this objective.	0	The policy states that development proposals will be supported where there is on site provision of play space to meet the needs of the development. Additionally, the site is within convenient walking distance of a school, outdoor sports and recreational facilities and open spaces. Overall, accessibility to facilities 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.	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 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.	++	Foxwood School is allocated for a landscape-led residential development with an estimated capacity of approximately 150 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.
	5(b) Dwellings for	++	The site is expected to be able to accommodate 35 dwellings, 20% of which will be required to meet Lifetime	++	Foxwood School is allocated for a landscape-led residential development with an estimated capacity of approximately

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1018	Justification	Policy UA17	Justification
	older people		Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		150 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.
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 site is not within convenient walking distance of an employment area of shopping parade.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site is located in the settlement of Hythe, and the Royal Military Canal Scheduled Monument is within 200m to its south. This site was not covered by KCC's heritage Assessment. Overall, 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.	0	The policy states that development proposals will be supported where the design of the development seeks to enhance the setting of the nearby Grade II Listed Building, The Black Cottage; and Scheduled Monument, the Royal Military Canal. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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 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.	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 Cannongate Road, Cliff Road, Seabrook Road Special Character Area and the Royal Military Canal. A negligible effect is therefore likely.
	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1018	Justification	Policy UA17	Justification
	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.	++	The policy makes no reference to townscape regeneration. However, the Foxwood School site sits on previously developed land. Overall, a significant positive effect is expected.
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.	0	The policy states that planning permission will be permitted on the site provided ecological and arboricultural investigations are undertaken and adequate mitigation and enhancement measures are incorporated into the design of the Foxwood School development to minimise effects on the local Biodiversity Action Plan Priority Habitat. Therefore, a negligible effect is assumed.
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 employment provision. The Foxwood School Site is not within convenient walking distance of a shopping parade.
	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 site is on previously developed land and 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 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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1018	Justification	Policy UA17	Justification
reserves.					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	?	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.	?	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.
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.	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.	+	The policy states that development proposals will be supported where there is on site provision of play space to meet the needs of the development for which a management company or other solution should also be established for its long term maintenance. A minor positive effect is therefore likely.

Policy UA18 - Princes Parade, Hythe

SHLAA Reference Number: 153

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 153	Justification	Policy UA18	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.	0	The site is in convenient walking distance of formal open spaces and outdoor sports facilities, and Seabrook Church of England Primary School.	+	The site is allocated for mixed use redevelopment to include residential dwellings, a leisure centre, hotel, public open space and commercial uses, including a hotel. The site is also within convenient walking distance of formal open spaces and outdoor sports facilities, Seabrook Church of England Primary School and Foxwood School. The policy requires that the development deliver a new accessible Destination Play Space is created to replace the existing Royal Military Canal Play Area. Overall, 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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 153	Justification	Policy UA18	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 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 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.	+	Although the site is not within convenient walking distance of an employment area or shopping parade, the site is allocated for mixed-use redevelopment to include commercial uses, including a hotel. A minor positive effect is therefore likely.
7. Conserve and enhance the fabric and setting of historic assets.		--?	This site scored 1 in KCC's heritage assessment. This is due to the proposed allocation site being situated directly in front of the Scheduled Monument of the Royal Military Canal. 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. While a significant proportion of the site (80%) is recorded as previously developed land	-	The policy states that development proposals for the site must be accompanied by a detailed heritage assessment demonstrating that key features of the Royal Military Canal and its setting, which contribute to its significance as a Scheduled Monument, would be preserved and enhanced and that the overall scheme would not result in substantial harm to the heritage asset. The policy requires that the design of the scheme should create a sense of place by taking account of opportunities to draw upon the heritage if the Royal Military Canal and its setting, including the retention of key vistas and physical links with the coast. Therefore the effect

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 153	Justification	Policy UA18	Justification
			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. Overall, a significant negative but uncertain effect is expected.		is minor negative.
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, a 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. A significant positive effect is therefore likely.
9. Conserve and enhance biodiversity.			Approximately 27.5% of this site lies within a local BAP Priority Habitat (festuca rubra maritime grassland and fixed dunes with herbaceous vegetation). Additionally, the site's northern edge follows the Royal Military Canal which is designated as a Local Wildlife Site. Overall, a significant negative effect is likely.	-	The policy states that appropriate protection, preservation and integration of the Royal Military Canal Local Wildlife Site will be provided. The policy also states that development proposals will be supported where ecological and arboricultural investigations are undertaken and adequate mitigation and enhancement measures are incorporated into the design of the development to minimise effects on the local Biodiversity Action Plan Priority Habitat. Therefore, a minor negative effect is assumed.
10. Reduce the need to travel;	10(a) Reduce the need to	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 153	Justification	Policy UA18	Justification
increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	travel				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.
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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 153	Justification	Policy UA18	Justification
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 high quality public open space and play space of at least 45% of the site area (including the promenade) will be provided. However, development of the site is still likely to result in the loss of a significant proportion of this open space. Therefore, the policy is considered to have a minor negative uncertain effect on this objective.

Policy UA19 – Hythe Swimming Pool, Hythe

SHLAA Reference Number: 142

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 142	Justification	Policy UA19	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 142	Justification	Policy UA19	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, a post office, outdoor sports and recreational facilities and open space. Hythe Swimming is situated within the site and although it remains in operation at present, the pool has become outdated and no longer represents a viable community facility. Overall, a minor positive effect is likely.	+	The policy states that development will be permitted provided it can be demonstrated that a replacement swimming pool is to be delivered locally and that the café, public toilets and beach hut are retained. The policy also states that development proposals will be supported where appropriate and proportionate contributions, through a S106 agreement, are made towards the upkeep and/or improvement of open space and existing play facilities within the locality. 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 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 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.	++	The policy supports an allocation of 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.	+	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	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 142	Justification	Policy UA19	Justification
					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 built heritage assets within 100m of the site, and the site is not covered by KCC's heritage assessment. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible uncertain.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Until such time as the detailed scale, design and layout of the development are known, the effect is negligible.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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. However, the site sits on previously developed land. A significant positive effect is therefore likely.
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 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 effect is therefore likely.
10. Reduce the need to travel; increase opportunities to choose sustainable	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	0	The site is not within convenient walking distance of a train	0	The policy makes no reference to sustainable transport. As

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 142	Justification	Policy UA19	Justification
transport modes and avoid development that will result in significant traffic congestion.	opportunities to choose sustainable transport modes		station or bus stops.		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 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. 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 supported where appropriate and proportionate contributions, through a S106 agreement, are made towards the upkeep and/or improvement of open space and existing play facilities within the locality. Therefore, the policy is considered to have a

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 142	Justification	Policy UA19	Justification
				minor positive effect on this objective.

Policy RM1 – Land off Cherry Gardens, Littlestone

SHLAA Reference Number: PO20

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site PO20	Justification	Policy RM1	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 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 land within the site is wholly designated as Flood Zones 2 and 3, a minor 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.	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.	0	The policy makes no reference to the provision of services or facilities. As the site is only within walking distance of one type of service/facility a negligible effect is likely on this objective.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site PO20	Justification	Policy RM1	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 10 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 10 dwellings on a 0.6ha site. 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 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 policy supports an allocation of 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.	++	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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of background archaeological potential. There are no built heritage features within close proximity of the site. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site PO20	Justification	Policy RM1	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.	+	The policy states that development proposals will be supported where they acknowledge the surrounding urban grain, fronting dwellings onto streets and follow the existing built edge wherever possible. The policy also states that existing trees and hedgerows within and around the perimeter of the site are retained and enhanced, particularly along the northern, eastern and south eastern boundaries. Therefore, the policy is considered to have a minor positive effect on this objective.
	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 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.	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 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.	0	The policy states that development proposals will be supported where development avoids adverse effects on the adjacent Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar designations, incorporating biodiversity enhancement measures. The policy also states that a Phase 1 Habitat Survey should be undertaken by a licenced ecologist to assess the presence of Protected Species on or near the site. A negligible effect is therefore expected for 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.	++	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	++	The site is within convenient walking distance of two 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		Policy Appraisal	
		SHLAA Site PO20	Justification	Policy RM1	Justification
and avoid development that will result in significant traffic congestion.	choose sustainable transport modes		stops and New Romney train station.		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. 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 whole of the site sits 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	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site PO20	Justification	Policy RM1	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.	0	The policy makes no reference to open space. 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		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 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. In addition, the policy requires extra flood resistant and resilient construction measures are incorporated into the design of the development to reduce the risk of life to occupants in an extreme flood event and improve flood risk management. As the land within the site is wholly designated as Flood Zones 2 and 3, a minor 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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 379	Justification	Policy RM2	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 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 CSD4. The policy also states that appropriate and proportionate contributions are made to healthcare facilities in New Romney through a site-specific Section 106 agreement. 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). 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 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	++	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	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 379	Justification	Policy RM2	Justification
opportunities.					this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located in an area of general archaeological potential, and the fact that historic Ordnance Survey maps show extensive ditches and sea walls across the site. A possible WW2 period bomb crater is shown on wartime aerial photographs. The site adjoins the settlement of Littlestone-on-Sea and there are no built heritage features within close proximity. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected for this objective,
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.	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.
	8(b) Settlement character: coalescence	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.
	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	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 379	Justification	Policy RM2	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 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.
	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 379	Justification	Policy RM2	Justification
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.

Policy RM3 – Land rear of the Old School House, Church Lane, New Romney

SHLAA Reference Number: 436 expanded to include new SHLAA site 230

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 436/230	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.	0	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 a small proportion of the land is within Flood Zones 2 and 3, a negligible 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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 436/230	Justification	Policy RM3	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, 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 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 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		++	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

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 436/230	Justification	Policy RM3	Justification	
opportunities.				objective.	
7. Conserve and enhance the fabric and setting of historic assets.	-?	Site 436 scored 3 in KCC's Heritage Assessment. This is due to the site being located within an area of archaeological potential associated with the ancient port and town of New Romney. Archaeological investigations close to the south on Tookey Road reveal evidence for possible medieval harbour installations whilst to the north medieval remains including occupation deposits, floors and courtyards have been recorded. The site is within 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. Overall, a minor negative but uncertain effect is expected.	0	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. It also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore a negligible effect is likely on this SA objective.	
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.	+	The policy states that development proposals will be supported where the design of the development should take 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 the perimeter of the site are retained and enhanced. Overall, a minor positive is expected.
	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	0	The site does not contain or lie in close proximity to any	+	The policy states that development proposals will be	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 436/230	Justification	Policy RM3	Justification
biodiversity.			ecological designations. Therefore, a negligible effect is assumed.		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.
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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 436/230	Justification	Policy RM3	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 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.

Policy RM4 - Land west of Ashford Road, New Romney

SHLAA Reference Number: 403

SA Objectives	Policy-off Appraisal		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 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 almost completely within Flood Zone 2 and 3 areas, a minor negative effect is expected.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate	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	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 403	Justification	Policy RM4	Justification
and extreme weather.			detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.		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 CSD4. The policy also states that development proposals will be supported where appropriate and proportionate contributions are made to healthcare facilities in New Romney through a site-specific Section 106 agreement. 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 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 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 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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 403	Justification	Policy RM4	Justification
			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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located to the north of Romney Conservation Area, and its location within an area of archaeological potential associated with the medieval town of New Romney, with medieval industrial activity having been observed to the south west of the proposed allocation site. 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. Overall, a minor negative but uncertain effect is expected.	0	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 policy states that the design of the development responds to the town's historic character and seeks to preserve and enhance the character and setting of the New Romney High Street Conservation Area. Additionally, it states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is recorded.
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.	+	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 effect on this objective.
	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 403	Justification	Policy RM4	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 effect is assumed.	+	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 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.	+	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	-	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	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

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 403	Justification	Policy RM4	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 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.

Policy RM5 – Land adjoining The Marsh Academy, Station Road, New Romney

SHLAA Reference Number: 638

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 638	Justification	Policy RM5	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 638	Justification	Policy RM5	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.	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 on-site medical facilities are provided which offer an appropriate healthcare hub that could provide for other community uses to serve the town of New Romney and the wider rural area. The site is also within convenient walking distance of a number of services and facilities. Overall, a significant positive effect is expected.
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	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.	+?	Although this site is able to accommodate 29 dwellings, it has been reserved mainly for medical provision and a replacement community facility. The number of houses that will be delivered to support the construction of these facilities is unknown. Overall, a minor positive effect is expected. The effect is uncertain until it is known how many dwellings will be provided.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 638	Justification	Policy RM5	Justification
sections of society, including the elderly.	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.	+	Although this site is able to accommodate 29 dwellings, it has been reserved mainly for medical provision and a replacement community facility. The number of houses that will be built to support the delivery of these facilities is unknown. Overall, a minor positive effect is expected. The effect is uncertain until it is known how many dwellings will be provided.
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 site is safeguarded for mixed-use development to include a pharmacy, replacement community building and other community uses. Furthermore, the site is within convenient walking distance of an employment area. A significant positive effect is therefore 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 built heritage assets within close proximity, and the site is not covered by KCC's heritage assessment. 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 built heritage assets. Therefore, until such time as the detailed scale, design and layout of the development are known, the effect is negligible.
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.	+	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 effect on this objective.
	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:	++?	The site sits on previously developed land associated with Marsh Academy. Redevelopment of the site is considered to	++	The policy makes no reference to townscape regeneration. However, the site sits on previously developed land. A

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 638	Justification	Policy RM5	Justification
	regeneration		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.		significant positive effect is therefore likely.
9. Conserve and enhance biodiversity.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible 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 effect is therefore 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	++	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 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.	+	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 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		Policy Appraisal	
		SHLAA Site 638	Justification	Policy RM5	Justification
	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 RM6 – Kitewell Lane, rear of the Ambulance Station, Lydd

SHLAA Reference Number: 451b/306b

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 451b/306b	Justification	Policy RM6	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.		0	Approximately 10% of the site falls within Flood Zone 2. 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.	0	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 part of the site lies within Flood Zone 2, a negligible effect is expected.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 451b/3 06b	Justification	Policy RM6	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.	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 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 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 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	5(a) Affordable housing	+	The site is approximately 0.4ha in size, and expected to be able to accommodate 5-14 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 8 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 approximately 0.4ha in size. Therefore 20% of its dwellings will be required to meet Lifetime Homes	0	The policy supports an allocation of 8 dwellings. A negligible effect is likely due to the low potential for the site to deliver

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 451b/3 06b	Justification	Policy RM6	Justification
society, including the elderly.			standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		homes for older people.
6. Support the creation of high quality and diverse employment opportunities.		++	The site is within convenient walking distance of three employment sites.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of three employment sites a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of archaeological potential. The site is also bounded to the north by the Mill Watering South (Lydd Petty Sewer) which is depicted on the Lydd Tithe Map. The site lies within an area of general archaeological potential, with multi-period remains found to the north of Allen's Bank. Overall, a minor negative but uncertain effect is expected.	0	The policy makes no reference to built heritage assets but states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	8(b) Settlement character: coalescence	0	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.
	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 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 lies within close proximity to Dungeness, Romney Marsh and Rye Bay SSSI and the Lydd Common and Pastures Local Wildlife Site.	0	The policy states that development proposals will be supported where the development avoids adverse effects on the adjacent Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar designations, incorporating biodiversity

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 451b/3 06b	Justification	Policy RM6	Justification
					enhancement measures. The policy also states that development proposals will be supported where appropriate protection preservation and integration of the Local Wildlife Site is provided. A negligible effect is therefore 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	++	The site is within convenient walking distance of three employment areas.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of three employment areas 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 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. 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 sites 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 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 former uses is investigated, assessed and if appropriate, mitigated as part of the development. Therefore, the policy is considered to have a minor positive 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		Policy Appraisal	
	SHLAA Site 451b/3 06b	Justification	Policy RM6	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 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.
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 – Land South of Kitewell Lane, Lydd

SHLAA Reference Number: 306a

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 306a	Justification	Policy RM7	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	0	Approximately 20% of the site falls within Flood Zone 2. 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.	0	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 part of the site lies within Flood Zone 2, a negligible effect

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 306a	Justification	Policy RM7	Justification
					is 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 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 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 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 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	5(a) Affordable housing	+	The site is approximately 0.35ha in size, and expected to be able to accommodate 5-14 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 site supports an allocation of 9 dwellings. This is considered to make a moderate contribution to the provision of affordable homes in the District.
	5(b) Dwellings	++	The site is approximately 0.35ha in size. Therefore 20% of	0	The policy supports an allocation of 9 dwellings. A negligible

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 306a	Justification	Policy RM7	Justification
sections of society, including the elderly.	for older people		its dwellings 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.		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.		++	The site is within convenient walking distance of three employment sites.	++	The policy makes no reference to employment provision. As the site is already within convenient walking distance of three employment sites a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		-?	The site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of archaeological potential. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	8(b) Settlement character: coalescence	0	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.
	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 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 lies within close proximity to Dungeness, Romney Marsh and Rye Bay SSSI and the Lydd Common and Pastures Local Wildlife Site.	-	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. However, the policy makes no reference to biodiversity mitigation measures. A minor negative effect is therefore likely.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 306a	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	++	The site is within convenient walking distance of three employment areas.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of three employment areas 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 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. 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 sites 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 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 former uses is investigated, assessed and if appropriate, 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		0	The site is within the parish of Lydd in the Marsh which is	+	The policy states that development proposals will be

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 306a	Justification	Policy RM7	Justification
of groundwater, surface waters and coastal waters.		not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection Zone.		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 RM8 – Station Yard, Station Road, Lydd

SHLAA Reference Number: 195

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 195	Justification	Policy RM8	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 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 not within Flood Zones 2 or 3, a negligible effect is expected.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate	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	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 195	Justification	Policy RM8	Justification
and extreme weather.			detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.		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 an outdoor sports and recreational facility (Lydd Golf Club) and two employment areas. There are no other services or facilities within convenient walking distance.	+	Although the site is only within walking distance of one type of service/facility, the policy states that development proposals will be supported where the up-platform, main station building, goods shed, and loading dock are all retained and returned to use, ideally for retail or other compatible use, to provide the locality with missing services. The policy also states that development proposals will be supported where appropriate and proportionate contributions are made to healthcare facilities in Lydd through a site-specific Section 106 agreement. A minor positive effect is therefore 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 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.	++	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.
	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.	++	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		++	The site is within convenient walking distance of two employment areas.	++	The policy states that development proposals will be supported where the up-platform, main station building,

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 195	Justification	Policy RM8	Justification
opportunities.					goods shed, and loading dock are all retained and returned to use, ideally for retail or other compatible use, to provide the locality with missing services. As the site is already within convenient walking distance of two employment areas a significant positive effect is likely on this objective.
7. Conserve and enhance the fabric and setting of historic assets.		--	This site scored 1 in KCC's heritage assessment. This is due to it being the site of the former Lydd Town railway station and station goods yard. The up-platform, main station building, goods shed and loading dock all survive. 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. Overall, a significant negative effect is expected.	-	The policy states that development proposals will be supported where the up-platform, main station building, goods shed, and loading dock are all retained and returned to use, ideally for retail or other compatible use, to provide the locality with missing services and to maintain the link with North Lydd's past. An assessment of these historic assets will be undertaken. The policy also states that the archaeological potential of the land is properly considered and appropriate archaeological mitigation measures are put in place. A minor negative effect is therefore likely.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	8(b) Settlement character: coalescence	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.
	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.	++	The policy makes no reference to townscape regeneration. However, 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. A significant positive effect is therefore likely.
9. Conserve and enhance biodiversity.		-?	The site is directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, and Local Wildlife Site. There is therefore potential for adverse effects on the SSSI although appropriate mitigation may avoid adverse effects and may	0	The policy states that development proposals will be supported where appropriate protection, preservation and integration of the nearby Local Wildlife Site is provided. A negligible effect is therefore likely.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 195	Justification	Policy RM8	Justification
			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.	++	The policy makes no reference to reducing the need to travel. As the site is already within convenient walking distance of two employment areas 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	+	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. 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 on this objective.
	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.	?	The policy makes no reference to minerals safeguarding. As the site has been identified as a Mineral Safeguarding Area 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 Lydd in the Marsh which is not considered to have waste water capacity issues. The site does not fall within a Groundwater Source Protection	+	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,

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 195	Justification	Policy RM8	Justification
		Zone.		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.	0	The policy makes no reference to open space. Therefore, the policy is considered to have a negligible effect on this objective.

Policy RM9 - Former Sands Motel, Land adjoining pumping station, Dymchurch Road, St Mary's Bay

SHLAA Reference Number: 004

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 004	Justification	Policy RM9	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. In addition, the policy requires the scheme to deliver extra flood resistant and resilient construction measures are incorporated into the design of the development to reduce the risk of life to occupants in an extreme flood event and improve flood risk management. A minor negative effect is therefore expected.
2. Increase energy efficiency in the built environment, the proportion of energy use from renewable sources and resilience to a changing climate	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	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

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 004	Justification	Policy RM9	Justification	
and extreme weather.		detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.		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 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 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. The policy also states that development proposals will be supported where an appropriate number of self-build and custom built plots are provided.
	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. The policy also states that development proposals will be supported where an appropriate number of self-build and custom built plots are provided.
6. Support the creation of high quality and diverse employment	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	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 004	Justification	Policy RM9	Justification
opportunities.					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.		-?	This site scored 3 in KCC's heritage assessment. This is due to it being located on the site of the former Sands Motel (and previously Sands Hotel) adjacent to the new sewer sluices outfall. WW2 defences are clustered around the new sewer outfall. The No. 2 Gun Emplacement and Battery Observation Post for a WW2 Emergency Coastal Battery (St. Mary's Bay Battery aka Dymchurch Battery) was located on the site and may survive as below ground remains close to the sea wall. The site forms part of St Mary's Bay which is a coastal settlement and there are no built heritage features within close proximity of the site. Overall a minor negative but uncertain effect is expected.	0	The policy makes no reference to built heritage assets but states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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.
	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. However, the site sits on previously developed land. Overall, a significant positive effect is expected.
9. Conserve and enhance biodiversity.		--	Approximately 55% of this site is within a national BAP Priority Habitat (coastal and floodplain grazing marsh) while approximately 70% is within a local BAP Priority Habitat (other grazing marsh pasture sub-communities). This site is directly adjacent to the Dungeness, Romney Marsh and Rye	-	The policy states that development will avoid adverse effects on the Dungeness, Romney Marsh and Rye Bay SSSI, incorporating biodiversity enhancement measures. Reference is also made to the BAP Priority Habitats partly located within the site. Therefore, a minor negative effect is assumed.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 004	Justification	Policy RM9	Justification
			Bay SSSI. Overall, a significant 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 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		0	The site is within the parish of St Mary in the Marsh which is not considered to have waste water capacity issues. The	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		Policy Appraisal	
	SHLAA Site 004	Justification	Policy RM9	Justification
coastal waters.		site does not fall 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.	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 RM10 - Land rear of Varne Boat Club, Coast Drive, Greatstone

SHLAA Reference Number: 462

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 462	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. 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	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 462	Justification	Policy RM10	Justification
		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 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.	+	The policy supports 5 dwellings on a 0.23ha site. 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 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.	-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located adjacent to an open stretch of shingle beach next to Littlestone Lifeboat Station (built 1977). The site sits within the settlement of New Romney and there are no built heritage assets within close proximity	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 462	Justification	Policy RM10	Justification
			of the site. Overall, a minor negative but uncertain effect is expected.		
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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.
9. Conserve and enhance biodiversity.		--	Approximately 92.5% of this site is within a local BAP Priority Habitat (fixed dunes with herbaceous vegetation). The site is also directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. Overall, a significant negative effect is likely.	-	The policy states that development proposals will be supported where biodiversity enhancement measures are investigated to minimise any effects on the Special Protection Area and wetland of international importance and Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest. The policy also states that development proposals will be supported where mitigation and enhancement measures are incorporated into the design of the development to minimise effects on the local Biodiversity Action Plan Priority Habitat. Therefore, a minor negative effect is assumed.
10. Reduce the need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 462	Justification	Policy RM10	Justification
in significant traffic congestion.					
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 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 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 RM11 – Car park, Coast Drive, Greatstone

SHLAA Reference Number: 1013

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 1013	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', '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 requires the scheme to deliver extra flood resistant and resilient construction measures are incorporated into the design of the development to reduce the risk of life to occupants in an extreme flood event and improve flood risk management. As the land within the site is wholly designated as Flood Zones 2 and 3. Therefore, a minor negative effect is likely 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.	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		Policy Appraisal	
		SHLAA Site 1013	Justification	Policy RM11	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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located adjacent to an open stretch of shingle beach next to Littlestone Lifeboat Station (built 1977). The site sits within the settlement of New Romney and there are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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:	++?	The site sits on previously developed land. Therefore, a	++	The policy makes no reference to townscape regeneration.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1013	Justification	Policy RM11	Justification
	regeneration		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.		However, the site sits on previously developed land. Overall, a significant positive effect is likely.
9. Conserve and enhance biodiversity.		--	Approximately 50% of this site lies within a local BAP Priority Habitat (fixed dunes with herbaceous vegetation). The site is also directly adjacent to the Dungeness Ramsar and SAC and Dungeness, Romney Marsh and Rye Bay SSSI. Overall, a significant negative effect is expected.	-	The policy states that biodiversity enhancement measures should be investigated to minimise any effects on the Special Protection Area and wetland of international importance and Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest. The policy also states that development proposals will be supported where mitigation and enhancement measures are incorporated into the design of the development to minimise effects on the local Biodiversity Action Plan Priority Habitat. Therefore, a minor negative effect is assumed.
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,	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1013	Justification	Policy RM11	Justification
geology and economic mineral reserves.	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	?	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.

Policy RM12 - The Old Slaughterhouse, 'Rosemary Corner', Brookland

SHLAA Reference Number: 431

SA Objectives	Policy-off Appraisal	Policy Appraisal
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	SHLAA Site 431	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', '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 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 likely 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.	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. 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 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	The site is expected to be able to accommodate 5 dwellings. The site therefore has limited potential for delivering homes	0	The policy supports an allocation of 5 dwellings. The site therefore has limited potential for delivering homes for older

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 431	Justification	Policy RM12	Justification
elderly.			for older people.		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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located within close proximity to the Grade I Listed Church of St. Augustine, which features a rare Grade I Listed detached belfry. The site lies in a prominent position on the approaches to the village and is located close to a number of Listed Buildings. The site also lies immediately adjacent to the Brookland Conservation Area. Brookland lies in an area of general background archaeological potential, with a number of chance archaeological finds having been made in the surrounding fields. Overall, a significant negative but uncertain effect is expected.	0	The policy states that development proposals will be supported where the design and layout of the development preserves or enhances the setting of the nearby Brookland Conservation Area, Listed Buildings and heritage features. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore the effect is negligible.
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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. However, the site sits on previously developed land. Overall, a significant positive effect 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 effect is	+	The policy states that development proposals will be supported where a Phase 1 Habitat Survey should be

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 431	Justification	Policy RM12	Justification
			assumed.		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 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	--	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	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		0	The site is within the parish of Brookland in the Marsh which is not considered to have waste water capacity issues. The	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		Policy Appraisal	
	SHLAA Site 431	Justification	Policy RM12	Justification
coastal waters.		site does not fall 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.	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 RM13 – Lands north and south of Rye Road, Brookland PO30 for open space

SHLAA Reference Number: 407a and 609 expanded to include PO19 for housing and

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site PO19	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 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 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 land within this site is wholly designated as Flood Zones 2 and 3, a minor 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	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

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site PO19	Justification	Policy RM13	Justification
		sites are considered to have a negligible effect on this objective.		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
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 development provides at least 30% affordable housing in accordance with policy CSD1 (Core Strategy 2013)
	5(b) Dwellings for older people	++	++	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.	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site PO19	Justification	Policy RM13	Justification
7. Conserve and enhance the fabric and setting of historic assets.		-?	This site scored 3 in KCC's heritage assessment. This is due to Brookland being located within an area of general background archaeological potential, with a number of chance archaeological finds having been made in the surrounding fields. The site is bounded to the north east by a drainage ditch which is shown on the Brookland Tithe map. The site is within 250m of several Grade I and Grade II Listed Buildings, and is close to a Conservation Area comprised of significant areas of undeveloped land. Overall, a minor negative but uncertain effect is expected.	0	The site is in a rural location and within 250m of several Grade I and Grade II Listed Buildings. 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. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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.	+	The policy states that development will be supported where a masterplan is produced showing how the three sites integrate with each other and the existing settlement. The policy also states that development proposals will be supported where substantial planting is included along the northern boundary of Land North of Pod Corner, and on the south-eastern boundary of Lands south of Rye Road adjacent to the Brookland Bypass. 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 effect on this objective.
	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	Although the southern parcel (PO19) of the site was previously a petrol station, its underground tanks have since been removed and covered over with grass. The majority of the site (609 and 407a) sits on undeveloped land. Therefore, a negligible effect is likely as there is little 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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site PO19	Justification	Policy RM13	Justification
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 effect is assumed.	+	The policy states that development proposals will be supported where a Phase 1 Habitat Survey is 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.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	11(a) Efficient use of land	-	Approximately 75% of the site (609 and 407a) sits 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	Although the southern parcel of the site (PO19) was previously a petrol station, its underground tanks have since been removed and filled in. A contamination report has been carried out confirming that there is no contamination on the site now.	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		Policy Appraisal	
		SHLAA Site PO19	Justification	Policy RM13	Justification
	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.

Policy RM14 - Land adjacent to Moore Close, Brenzett

SHLAA Reference Number: 612

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 612	Justification	Policy RM14	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'	-	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,

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 612	Justification	Policy RM14	Justification
		coastal flooding. The site does not include a flood storage area. Overall, however, there is a significant risk of flooding within the site.		and is submitted to the satisfaction of the statutory authority. The policy also states that existing watercourses on the site are integrated into the development. A minor negative effect is expected overall.
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 makes no reference to the provision of services or 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.
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 40 dwellings; or 20 dwellings for the southern section of the site and 6 dwellings for the northern part of the 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	++	++	The site is expected to be able to accommodate 40 dwellings; or 20 dwellings for the southern section of the site and 6

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 612	Justification	Policy RM14	Justification
	people		Homes standards. This is considered to be a significant contribution to the provision of homes for older people in the District.		dwellings for the northern part of the site,, 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.		-?	This site scored 3 in KCC's heritage assessment. This is due to the proposed allocation site being located within an area of general archaeological potential. Furthermore, the ditches that bound the site on its north eastern, north western and south western boundaries are depicted on the Brenzett Tithe map. There are three Grade II Listed Buildings within 100m of the site, with limited development in between these historic assets and the development site. Overall, a minor negative but uncertain effect is expected.	0	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. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected..
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.	0	The policy makes no reference to landscape. A negligible effect is therefore likely.
	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 effect is assumed.	+	The policy states that development proposals will be supported where a Phase 1 Habitat Survey is undertaken by a licenced ecologist to assess the presence of Protected Species on or near the site. The policy also states that trees and

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 612	Justification	Policy RM14	Justification
					hedgerows around the perimeter of the sites be retained and enhanced. Overall, a minor positive 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 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 80% of the land within the site sits on Grade 2 agricultural land while the remainder sits on Grade 1 agricultural land.	--	The policy makes no reference to graded agricultural land. As approximately 80% of the land within the site sits on Grade 2 agricultural land while the remainder sits on Grade 1 agricultural land, a significant 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		0	The site is within the parish of Brenzett which is not considered to have waste water capacity issues. The site	+	The policy states that development proposals will be supported where a surface water drainage strategy forms a

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 612	Justification	Policy RM14	Justification
coastal waters.		does not fall within a Groundwater Source Protection Zone.		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 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 ND1 - Former Officers' Mess, Aerodrome Road, Hawkinge

SHLAA Reference Number: 244

SA Objectives	Policy-off Appraisal		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	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 244	Justification	Policy ND1	Justification
			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 states that development proposals will be supported where provision is made for open and play space on site. As the site is already 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). 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 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

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 244	Justification	Policy ND1	Justification
				considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.	-?	This site scored 3 in KCC's heritage assessment. This is due to it being the former site of the Officers' Mess for Hawkinge Airfield. A Second World War pillbox is recorded on the site in the Kent HER, but is not immediately visible in this location in 1946 aerial photographs. The site is also located within an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore a negligible effect is expected.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	-	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. Therefore the effect is minor negative.
	8(b) Settlement character: coalescence	0	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.	++

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 244	Justification	Policy ND1	Justification
9. Conserve and enhance biodiversity.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible effect is assumed.	0	The policy makes no reference to biodiversity. A negligible effect is therefore 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 area or shopping parade.	0	The policy requires impacts on the strategic road network to be mitigated. 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 requires impacts on the strategic road network to be mitigated. 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 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.

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

Policy ND2 - Mill Lane to the rear of Mill Farm, Hawkinge

SHLAA Reference Number: 334

SA Objectives	Policy-off Appraisal		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	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	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

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 334	Justification	Policy ND2	Justification	
and extreme weather.		detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.		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). 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 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	

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 334	Justification	Policy ND2	Justification
				considered to have a negligible effect on this objective
7. Conserve and enhance the fabric and setting of historic assets.	-?	This site scored 3 in KCC's heritage assessment. This is due to it being the former site of a windmill, which has now been demolished but might have survived archaeologically. The site is also located within an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. 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. Overall, a minor negative but uncertain effect is expected.	0	The site makes no reference to built 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 than would ordinarily be the case in the open countryside. The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, an uncertain effect is expected.
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.	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 through layout, design, scale and the use of high quality materials to help maintain the Kent 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 effect on this objective.
	8(b) Settlement character: coalescence	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 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	0	The site does not contain or lie in close proximity to any	0	The policy makes no reference to biodiversity. A negligible

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 334	Justification	Policy ND2	Justification
biodiversity.			ecological designations; however, the majority of the site is greenfield land. Therefore, a negligible effect is assumed.		effect is therefore 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 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.
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 site 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.	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

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 334	Justification	Policy ND2	Justification
		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.		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 ND3 - Land adjacent to Kent Battle of Britain Museum, Aerodrome Road, Hawkinge

SHLAA Reference Number: 404

SA Objectives	Policy-off Appraisal		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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 404	Justification	Policy ND3	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 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.	+	The policy supports the development of a minimum of 1.09ha of land for tourism use in connection with the expansion of the Battle of Britain Museum. This will provide residents as well as tourists with greater access to educational opportunities offered by the museum. In addition, the policy requires that the museum overflow informal parking area must have a grassed surface so when not in use for parking the area it is available for use as a public open space. A minor positive effect is expected overall.	
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 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 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 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 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	0	The site is not within convenient walking distance of an employment area or shopping parade.	++	The policy supports the development of a minimum of 1.09ha of land for tourism use in connection with the expansion of the Battle of Britain Museum. This will help increase the	

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 404	Justification	Policy ND3	Justification
opportunities.				number and diversity of employment opportunities available to residents in the local area. A significant positive effect is expected overall.
7. Conserve and enhance the fabric and setting of historic assets.	--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located on the former Hawkinge Airfield. The site includes remains of the airfield fuel installation site, the airfield fire tender shed, bases for 1 & 2 flight sheds, an air raid shelter and other surface and below ground features. Furthermore, the site is located within an area where there is a general potential for archaeological remains from the Mesolithic to modern periods. Overall, a significant negative but uncertain effect is expected.	0	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. Features and structures associated with the site's former use as a WWII airfield will be retained wherever possible so as to provide a link with the site's past. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, a negligible effect is expected.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?		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 must be retained as an undeveloped buffer, with development that adjoins this softened with a strong focus on landscaping. Therefore the effect is minor negative.
	8(b) Settlement character: coalescence	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.	++

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 404	Justification	Policy ND3	Justification
9. Conserve and enhance biodiversity.		0	The site does not contain or lie in close proximity to any ecological designations. Therefore, a negligible effect is assumed.	0	The policy makes no reference to biodiversity. A negligible effect is therefore 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 area or shopping parade.	0	The policy requires impacts on strategic road network to be mitigated. 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 requires impacts on strategic road network to be mitigated. 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 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 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 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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 404	Justification	Policy ND3	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.	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.

Policy ND4 - Land east of Broad Street, Lyminge

SHLAA Reference Number: 605

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 605	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 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	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 605	Justification	Policy ND4	Justification
			sites are considered to have a negligible effect on this objective.		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 states that development proposals will be supported where appropriate and proportionate contributions are made to healthcare improvements at the New Lyming Surgery through a S106 agreement. 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
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		0	The site is not within convenient walking distance of an	0	The policy makes no reference to employment provision. The

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 605	Justification	Policy ND4	Justification
quality and diverse employment opportunities.		employment area or shopping parade.		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.	--?	This site scored 2 in KCC's heritage assessment. This is due to the fact that the site lies immediately south of a known Anglo-Saxon cemetery on the edge of the historic settlement of Lyming. The site is also within 250m of Broadstreet House Grade II Listed Building which is set back from the village to the south of the site. Overall, a significant negative but uncertain effect is expected.	0	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. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, a negligible effect is expected.
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 distinctiveness to help maintain the Kent Downs AONB as a special place. Therefore the effect is minor negative.
	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.	-?	The policy states careful consideration should be given to the spatial arrangement of dwellings within the site, with a higher density towards the existing built edge of Lyminge and a looser more irregular pattern opening onto the golf course. Existing trees and hedgerows within and around the perimeter of the site are retained and enhanced with native species unless required for access. A sensitive landscape buffer is provided along the southern boundary; it should soften the edge of the development, maintain the sense of openness and avoid settlement coalescence. Therefore, a negligible effect is recorded against this objective.
	8(c) Townscape: regeneration	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 605	Justification	Policy ND4	Justification
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 effect is assumed.	0	The policy makes no reference to biodiversity. A negligible effect is therefore 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 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.
	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 605	Justification	Policy ND4	Justification
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 ND5 – General Sellindge Policy

SHLAA Reference Number: 402, 618, 1005 and 1007

SA Objectives	Policy-off Appraisal			Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy ND5	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		

SA Objectives	Policy-off Appraisal			Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy ND5	Justification
			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				
	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.	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.
	618	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.		

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND5	Justification
		1005	0	The site is not within convenient walking distance of any services or facilities.		
		1007	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.		402	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
		618				
		1005				
		1007				
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	402	+	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 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.
		618	++	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.		
		1005	++	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		

SA Objectives		Policy-off Appraisal			Policy Appraisal			
		SHLAA Sites	Score	Justification	Policy ND5	Justification		
				significant contribution to the provision of affordable homes in the District.				
		1007	+	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	402	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 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.
		618	++	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.				
		1005	++	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.				
		1007	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.	402	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			
	618	0	The site is not within convenient walking distance of					

SA Objectives	Policy-off Appraisal			Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy ND5	Justification
			an employment area or shopping parade.		considered to have a negligible effect on this objective
	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.		
7. Conserve and enhance the fabric and setting of historic assets.	402	-?	This site scored 4 in KCC's heritage assessment. This is because the site is located in an area of general archaeological potential. However, post-war piggery development may have impacted any surviving remains. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.	0	The policy states that an assessment should be carried out of the impact on the setting of the nearby listed building and appropriate measures put in place to mitigate any effects by preserving or enhancing the setting. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, a negligible effect is expected.
	618	-?	This site scored 3 in KCC's heritage assessment. This is due to the Grade II Listed Holly Cottage being located within 100m of the site. Furthermore, the site is located within an area of general archaeological potential. Overall, a minor negative but uncertain effect is expected.		
	1005	-?	This site scored 3 in KCC's heritage assessment. This is because the site is located just south of a probable Bronze Age barrow. The site is also between the historic farmsteads of The Mount and Barrow Hill Farm. Overall, a minor negative but uncertain effect is expected.		
	1007	-?	This site scored 3 in KCC's heritage assessment. This is because Romano-British and medieval archaeological remains have been found nearby. The site is within 250m of two Grade II Listed Buildings. Overall, a minor negative but uncertain effect is		

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND5	Justification
				expected.		
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	402	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.	+	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. The policy also states that the design, layout and landscaping of the site should seek to mitigate impact on the setting of the Kent Downs Area of Outstanding Natural Beauty including incorporation of landscaping to filter views of the development from the Area of Outstanding Natural Beauty to the north,. Therefore, the policy is considered to have a minor positive effect on this objective.
		618	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.		
		1005	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.		
		1007	0	The site is not within 1km of the Kent Downs AONB. A negligible effect is therefore likely.		
	8(b) Settlement character: coalescence	402	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.	0	The policy makes no reference to settlement coalescence. Therefore, the policy is considered to have a negligible effect on this objective.
		618	0	The development of the site is not considered to contribute to the coalescence of Sellindge with neighbouring settlements.		
		1005	0	The development of the site is not considered to contribute to the coalescence of Barrow Hill with neighbouring settlements.		
		1007	0	The development of the site is not considered to contribute to the coalescence of Sellindge with neighbouring settlements.		

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND5	Justification
8(c) Townscape: regeneration	402	++?	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.	++	The policy makes no reference to townscape regeneration. While the majority of land site on undeveloped land, the Piggery, Main Road Sellindge, sits on previously developed land. A significant positive effect is therefore expected.	
	618	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.			
	1005	0	The site sits on undeveloped land. Therefore, a negligible effect is likely as there would be no potential for regeneration.			
	1007	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.	402	-?	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.	0	The policy states that development should avoid direct effects on the nearby ancient woodland. A negligible effect is therefore likely.	
	618	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 effect is assumed.			
	1005	0	The site does not contain or lie in close proximity to any ecological designations; however, the majority			

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND5	Justification
				of the site is greenfield land. Therefore, a negligible effect is assumed.		
		1007	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 effect is assumed.		
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.		
		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.		
		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,	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	-	The policy makes no reference to efficiency of land use. As the majority of the site sits in an area of undeveloped

SA Objectives		Policy-off Appraisal			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND5	Justification
geology and economic mineral reserves.				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.		greenfield land, a minor negative effect is expected.
		618	-	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.		
		1005	-	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.		
		1007	+	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		402	--	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.
		618	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.		
		1005	--	The site is wholly within an area of Grade 1 and 2 agricultural land. A significant negative effect is therefore likely.		
		1007	--	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			Policy Appraisal	
		SHLAA Sites	Score	Justification	Policy ND5	Justification
	11(c) Land contamination	402	0	The site is not considered to be contaminated.	++	The policy states that any potential contamination from the adjoining lands former use be investigated, assessed and if appropriate, mitigated as part of the development. Therefore, the policy is considered to have a significant positive effect on this objective.
		618	0	The site itself is not considered to be contaminated but is directly adjacent to an area of contaminated land.		
		1005	0	The site is not considered to be contaminated.		
		1007	0	The site is not considered to be contaminated.		
	11(d) Minerals safeguarding	402	?	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.
		618	0	The site is not in a Mineral Safeguarding Area.		
		1005	?	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.		
		1007	?	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.	402	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.	
	618	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			

SA Objectives	Policy-off Appraisal			Policy Appraisal	
	SHLAA Sites	Score	Justification	Policy ND5	Justification
			Protection Zone.		
	1005	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.		
	1007	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.	402	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.
	618				
	1005				
	1007				
14. Protect and enhance open space and ensure that it meets local needs.	402	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.
	618	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.		
	1005	0	The site itself is not a designated area of open space.		
	1007	0	The site itself is not a designated area of open space.		

Policy ND6 - Former Lympne Airfield

SHLAA Reference Number: 209

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 209	Justification	Policy ND6	Justification

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 209	Justification	Policy ND6	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 Lypnpe 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 states that development proposals will be supported where appropriate and proportionate contributions are made to the expansion of Palmmarsh Primary School and the expansion of Oaklands Health Centre. The policy also states that on-site open space will be provided to meet the recreational needs of residents. As the site is already within convenient walking distance of Lypnpe Church of England Primary School, a post office, outdoor sports and recreational facility, areas of open space and an employment area, a significant 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 125 dwellings, 30% of which will be required to be affordable dwellings, This is considered to be a significant contribution

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND6	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 125 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.		--?	This site scored 2 in KCC's heritage assessment. This is due to the site being located on the former Lymgne airfield. Within the proposed allocation site there are a number of surviving features and structures that relate to the airfield's wartime use. These include hanger bases, part of the machine gun testing range, air-raid shelters and other features. The site also lies in an area of general archaeological potential, with remains of Bronze Age date having been found to the north and early medieval and medieval remains to the west. The site is within 250m of Belle Vue House Grade II Listed Building and Lymgne Hall Grade II Listed Building. Overall, a significant negative but uncertain effect is expected.	-	The policy states that development will be supported where an assessment of non-designated heritage assets and an archaeological survey is carried out and appropriate mitigation measures put in place if required. The policy also states that features and structures associated with the site's former use as a WW2 airfield are retained wherever possible so as to provide a link with the site's past. A minor negative effect is expected overall.
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 the perimeter of the 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 street pattern urban grain, fronting dwellings on to existing streets and follow the existing built edge where

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND6	Justification
townscape.					possible. A negligible effect is therefore likely.
	8(b) Settlement character: coalescence	--?	The site contains the vast majority of the open land between the settlement of Lypne to the east and the Lypne Industrial Park. Whilst the industrial park is not a standalone settlement, in landscape terms it does represent an isolated and defined urban area. Development of the entire site would result in the perceived coalescence of Lypne with the neighbouring Lypne 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,	-	The policy states that Site 2 will remain undeveloped so as to retain separation between Lypne and Lypne Industrial Park. However, development of Site 1 will still reduce the gap between both areas. A minor negative effect is therefore expected.
	8(c) Townscape: regeneration	0	Much of the site is located on the former Lypne 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 Lypne.	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.		-?	Approximately 2.5% of this site lies within a national BAP Priority Habitat (deciduous woodland). A minor negative but uncertain effect is therefore likely.	0	The policy states that development proposals will be supported where mitigation and enhancement measures are incorporated into the design of the development to minimise effects on the Biodiversity Action Plan Priority Habitat. The policy also states that existing trees and hedgerows within and around the perimeter of the site are retained and enhanced as part of a comprehensive landscaping scheme. As 2.5% of the site lies within a national BAP Priority Habitat, a negligible effect is expected.
10. Reduce the	10(a) Reduce	++	The site is directly adjacent to an employment area.	++	The policy makes no reference to reducing the need to travel.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND6	Justification
need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	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	0	Much of the site is located on the former Lymgne 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 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 Lymgne 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 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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 209	Justification	Policy ND6	Justification
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 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 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.	0	The policy states that development proposals will be supported where a connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider. 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 ND7 - Camping and Caravan Site, Stelling Minnis

SHLAA Reference Number: 635

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 635	Justification	Policy ND7	Justification

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 635	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.		0	The site is within convenient walking distance of a post office. There are no other services within close proximity.	0	The policy states that the development must consider the possibility of enhancing or providing community public space to the rear of the public house which could function as a pub garden and or recreational area (natural play space). 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 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	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	+	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 635	Justification	Policy ND7	Justification
affordable housing, having regard to the needs of all sections of society, including the elderly.			of affordable homes in the District.		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.
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.		-?	This site scored 4 in KCC's heritage assessment. This is due to it being located within close proximity to a Second World War aircraft crash site. There is also general background archaeological potential in the area. No built heritage assets lie within close proximity to the site. Overall, a minor negative but uncertain effect is expected.	0	The policy makes no reference to heritage assets but states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, a negligible effect is expected.
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.	-	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 dwellings on to existing streets and follow the existing built edge where possible. Therefore the effect is minor negative.
	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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 635	Justification	Policy ND7	Justification
	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 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.	-	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 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.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 635	Justification	Policy ND7	Justification
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.

Policy ND8 – Land adjoining 385 Canterbury Road, Densole

SHLAA Reference Number: 1003

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1003/3 85	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 1003/3 85	Justification	Policy ND8	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.	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 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 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	++	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	++	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1003/3 85	Justification	Policy ND8	Justification
	people		contribution to the provision of homes for older people in the District.		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.		-?	This site scored 4 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. There are no built heritage assets within close proximity of the site. Overall, a minor negative but uncertain effect is expected.	0	The policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Therefore, a negligible effect is expected.
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 the perimeter of the 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.
	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 states that the development include a 'green corner' on the south east corner of the site that builds a focal point for Densole. This 'green space' should acknowledge the existing triangular road island and include sensitive planting to soften the development and provide interest. The new dwellings adjacent to this green space should address it. Overall, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 1003/3 85	Justification	Policy ND8	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 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 effect is assumed.	0	The policy makes no reference to biodiversity. A negligible effect is therefore 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 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.
	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		Policy Appraisal	
		SHLAA Site 1003/3 85	Justification	Policy ND8	Justification
	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.

Policy ND9 - Etchinghill Nursery, Etchinghill

SHLAA Reference Number: 418

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 418	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	0	The policy makes no reference to flood risk. Therefore, the policy is considered to have a negligible effect on this objective.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 418	Justification	Policy ND9	Justification
			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.	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.	+	The policy requires the provision of a new community use such as a village store. As the site is only within walking distance of two types of two existing services/facilities, the provision of a new community facility would result in 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
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.	++	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.
	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		0	The site is not within convenient walking distance of an	0	The policy makes no reference to employment provision. The

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 418	Justification	Policy ND9	Justification
quality and diverse employment opportunities.		employment area or shopping parade.		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.	-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located within an area of general archaeological potential. The site is also within 250m of four Grade II Listed Buildings within the village's historic core, which is a designated Conservation Area. Overall, a minor negative but uncertain effect is expected.	0	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. The policy also states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, a negligible effect is expected.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	8(a) Landscape	--?	-	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 policy also states that to ensure a soft edge to the village and retain the rural character, any proposals should include a landscaping scheme, particularly around the southern boundary, retaining the existing trees and hedgerows unless required for access. Therefore the effect is minor negative.
	8(b) Settlement character: coalescence	0	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	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	0	The policy states that development proposals will be supported where mitigation and enhancement measures are provided to avoid adverse effects on the Folkestone to

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 418	Justification	Policy ND9	Justification
			uncertain as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.		Etchinghill Escarpment through a Section 106 agreement. A negligible effect is therefore 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 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 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 quality and quantity	0	The site is not within a graded area of 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 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.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 418	Justification	Policy ND9	Justification
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.

Policy ND10 - Land adjacent to the Golf Course, Etchinghill

SHLAA Reference Number: 419

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 419	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.

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 419	Justification	Policy ND10	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 outdoor sports and recreational facilities and open spaces. There are no other services within convenient walking distance.	0	The policy states that development proposals will be supported where appropriate and proportionate contributions are made to healthcare improvements at the New Lyminge Surgery through a S106 agreement. 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 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 0.74ha in size and expected to provide 30% 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 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 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.	-?	This site scored 3 in KCC's heritage assessment. This is due to the site being located on the northern edge of the historic settlement of Etchinghill and close to Etchinghill Conservation Area. The site is also within 250m of five Grade II Listed Buildings. Overall, a minor negative but uncertain effect is	-	The policy makes no reference to built heritage assets. Yet the site is within 250m of five Grade II Listed Buildings within the village's historic core, which is designated as a Conservation Area. Development within the site has the potential to have adverse effects on the setting of these listed	

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 419	Justification	Policy ND10	Justification
			expected.		buildings. The site is located on the northern edge of the historic settlement of Etchinghill, and the policy states that the archaeological potential of the land is properly considered and measures agreed to monitor and respond to any finds of interest. Overall, a minor negative effect is expected.
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.	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. Existing trees and hedgerows within/around perimeter of site are to be retained and enhanced. Therefore the effect is negligible.
	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. The effect is negligible.	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. The effect is negligible.
	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 effect is assumed.	0	The policy makes no reference to biodiversity. A negligible effect is therefore likely.
10. Reduce the	10(a) Reduce	0	The site is not within convenient walking distance of an	0	The policy makes no reference to reducing the need to travel.

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 419	Justification	Policy ND10	Justification
need to travel; increase opportunities to choose sustainable transport modes and avoid development that will result in significant traffic congestion.	the need to travel		employment area or shopping parade.		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 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.
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	0	The site falls within a Groundwater Source Protection Zone, and the policy states that proposals will be supported where the development avoids adverse effects on groundwater. A negligible effect is therefore likely.

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 419	Justification	Policy ND10	Justification
		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.

Employment and Retail Allocation Policies

Policy RL11 – Former Silver Spring Site, Park Farm

SHLAA Reference Number: 656

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 656	Justification	Policy RL11	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	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	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

SA Objectives	Policy-off Appraisal		Policy Appraisal		
	SHLAA Site 656	Justification	Policy RL11	Justification	
and extreme weather.		detailed development management policies. Therefore, all sites are considered to have a negligible effect on this objective.		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 proposals for mixed use development will be permitted provided that 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. 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.	
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.	0	The policy supports the allocation of a mixed-use development consisting of a number of uses including business (B1), leisure (D) retail (A1) and hotel (C1). Residential dwellings will not be provided as part of the development.
	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	0	The policy supports the allocation of a mixed-use development consisting of a number of uses including business (B1), leisure (D) retail (A1) and hotel (C1).

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 656	Justification	Policy RL11	Justification
			contribution to the provision of homes for older people in the District.		Residential dwellings will not be provided as part of the development.
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 has been safeguarded for mixed use development including business, leisure, retail and hotel 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 built heritage assets within close proximity, and the site is not covered by KCC's heritage assessment. Therefore, the effect is negligible.	0	The policy states that proposals for mixed use development will be permitted provided that the archaeological potential of the land is properly considered and appropriate archaeological mitigation measures are put in place. Overall, a negligible effect is expected.
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.	0	The policy states that proposals for mixed-use non-residential development will be permitted provided that there is a high level of design that responds to the sites location within the setting of the AONB. A minor positive effect is therefore likely.
	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. However, the site sits on previously developed land. Therefore a significant positive effect 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	-	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

SA Objectives		Policy-off Appraisal		Policy Appraisal	
		SHLAA Site 656	Justification	Policy RL11	Justification
			as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.		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	++	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 a number of bus stops.	++	The policy states that proposals for mixed-use non-residential development will be permitted provided that it promotes and encourages the use of sustainable transport; including improvements to footpaths, cycle facilities, the provision of a bus stop, and routes in accordance with the Shepway Cycle Strategy. 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 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

SA Objectives	Policy-off Appraisal		Policy Appraisal	
	SHLAA Site 656	Justification	Policy RL11	Justification
				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.

Development Management Policies

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	+	The policy states that planning permission will be granted 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

Policy HB1 – Quality Places Through Design		
SA Objectives	Policy HB1	Justification
environmental assets for all and avoid creating inequalities of opportunity for access.		prioritising active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance while 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 Shepway 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.	+	The policy states that planning permission will be granted where a proposal takes into consideration the heritage assets within an area. Therefore a minor positive effect is expected for this 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 where the proposal makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses 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 where the proposals creates, enhance, improves and integrate areas of public open space, green infrastructure, biodiversity and heritage and other public realm assets. A minor positive effect is therefore likely for 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.	+	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.

Policy HB1 – Quality Places Through Design		
SA Objectives	Policy HB1	Justification
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 where the proposals create, enhance, improve and integrate areas of public open space, green infrastructure, biodiversity and heritage 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.	+	The policy states that for all major developments, a design statement should be prepared which demonstrates compliance with Building for Life 12. According to Building for Life 2, the design statement should demonstrate how the proposal provides (or is located close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs and cafés. Overall, a minor positive effect is expected 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.	+	The policy states that for all major developments, a design statement should be prepared which demonstrates compliance with Building for Life 12. According to Building for Life 2, the design statement should demonstrate how the proposal provides a mix of housing types and tenures that meet local requirements. Overall, a minor positive effect is expected 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	0	The policy would not have a direct effect on this SA objective.

Policy HB2 – Cohesive Design		
SA Objectives	Policy HB2	Justification
historic assets.		
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++	The policy states that a design statement should be prepared for all major developments and demonstrate compliance with Building for Life 12. 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.
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 for all major developments, a design statement should be prepared which demonstrates compliance with Building for Life 12. According to Building for Life 2, the design statement should demonstrate how the proposal reduces car dependency through good access to public transport. Overall, a minor positive effect is expected 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 HB3 – Internal and External Space Standards

Policy HB3 – Internal and External Space Standards		
SA Objectives	Policy HB3	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	0	The policy would not have a direct effect on this SA objective.

Policy HB3 – Internal and External Space Standards		
SA Objectives	Policy HB3	Justification
environment, the proportion of energy use from renewable sources and resilience to a changing 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 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. The policy also states that the District Council will expect a minimum of 20% of homes on major new build developments will meet the accessibility and adaptable Building Regulation M4(2) Adaptable Homes standards, with an aspiration that all dwellings meet these standards.. 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 of heritage assets or buildings in Conservation Areas, a communal garden for the exclusive use of the residents of a group of flats 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.
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 planning permission will be granted where the proposed scheme provides bicycle storage in accordance with Policy T5: Cycle Parking. This has the potential to encourage uptake of cycling, helping reduce traffic congestion. A minor positive effect is therefore likely.
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.

Policy HB3 – Internal and External Space Standards		
SA Objectives	Policy HB3	Justification
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 HB4 – Self-Build and Custom Housebuilding Development

Policy HB4 – Self-Build and Custom Housebuilding Development		
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.

Policy HB4 – Self-Build and Custom Housebuilding Development		
SA Objectives	Policy HB4	Justification
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.
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 – Replacement Dwellings in the Countryside

Policy HB8 – Residential Dwellings in the Countryside		
SA Objectives	Policy HB5	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 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, external appearance, architectural detailing, materials, lighting and location within the site 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.

Policy HB8 – Residential Dwellings in the Countryside		
SA Objectives	Policy HB5	Justification
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 HB6 – Local Housing Needs in Rural Areas

Policy HB6 – Local Housing Needs in Rural Areas		
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	0	The policy would not have a direct effect on this SA objective.

Policy HB6 – Local Housing Needs in Rural Areas		
SA Objectives	Policy HB6	Justification
environmental assets for all and avoid creating inequalities of opportunity for access.		
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 siting, to the settlement and its services and is capable of development without significant adverse landscape, ecological, environmental, historic environment or highway safety impacts. 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.
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	0	The policy would not have a direct effect on this SA objective.

Policy HB6 – Local Housing Needs in Rural Areas		
SA Objectives	Policy HB6	Justification
that it meets local needs.		

Policy HB7 – Dwellings to Support a Rural-based Enterprise

Policy HB7 – Dwellings to Support a Rural-based Enterprise		
SA Objectives	Policy HB7	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 supports the provision of residential dwellings in the countryside for full-time workers in agriculture or forestry or any other business in a rural location. 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.	+	The policy seeks to support workers in agriculture or forestry or in any other business in a rural location, through the provision of dwellings. 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.

Policy HB7 – Dwellings to Support a Rural-based Enterprise

SA Objectives	Policy HB7	Justification
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.
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 – Alterations and Extensions to Residential Buildings**Policy HB4 – Alterations and Extensions to Existing Buildings**

SA Objectives	Policy HB8	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	0	The policy would not have a direct effect on this SA objective.

Policy HB4 – Alterations and Extensions to Existing Buildings		
SA Objectives	Policy HB8	Justification
environment, the proportion of energy use from renewable sources and resilience to a changing 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 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 states that alterations and extensions should respect the building and location's character and should not result in unacceptable harm to heritage assets (whether designated or not) or their 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.	++	The policy states that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line, and detailing of the original building <u>and not have a detrimental impact on the street scene, either by themselves or cumulatively. Alterations and extensions should protect the residential amenity of the occupants of neighbouring properties and ensure avoidance of unacceptable overlooking and inter-looking.</u> 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.
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.

Policy HB4 – Alterations and Extensions to Existing Buildings		
SA Objectives	Policy HB8	Justification
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 – Annexe Accommodation

Policy HB9 – Annexe Accommodation		
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.	0	The policy would not have a direct effect on this SA objective.

Policy HB9 – Annexe Accommodation		
SA Objectives	Policy HB9	Justification
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 the proposed annexe respects the building’s character and does not result in unacceptable harm to heritage assets (whether designated or not) or their 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.	++	The policy states that the scale and appearance of a proposed annexe should be sympathetic and modest in proportion to the principal dwelling and site. More specifically, it should be designed sensitively to complement the existing dwelling and be clearly ancillary and visually subordinate to it in design and massing. The policy also states that where a proposed annexe is outside the settlement boundary that it does not adversely impact on the quality and character of the landscape or its rural setting. 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.
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 HB10 – Development of Residential Gardens

Policy HB10 – Development of Residential Gardens		
SA Objectives	Policy	Justification

	HB10	
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 within settlement boundaries will be permitted provided that the proposal responds to the character and appearance of the area, as well as the layout and pattern of the existing environment, taking into account the views from streets, footpaths and the wider residential and public environment; and that the plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of nearby buildings, the amenity of adjoining residents and the requirements for living conditions set out in Policy HB3: Internal and External Space Standards. 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 within settlement boundaries will be permitted provided that the proposal incorporates established trees wherever possible. The policy also states that any loss of biodiversity value on the site will be mitigated, and where practicable, measures to enhance biodiversity through habitat creation or improvement will be incorporated.

Policy HB10 – Development of Residential Gardens		
SA Objectives	Policy HB10	Justification
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 HB11 – Loss of Residential Care Homes and Institutions

Policy HB11 – Loss of Residential Care Homes and Institutions		
SA Objectives	Policy HB11	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	0	The policy would not have a direct effect on this SA objective.

Policy HB11 – Loss of Residential Care Homes and Institutions		
SA Objectives	Policy HB11	Justification
environmental assets for all and avoid creating inequalities of opportunity for access.		
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 or 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 Council will seek to avoid the demolition of an existing residential care home or institution that is a heritage asset or where the building is within a 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.	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.
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 or institution (C2) to residential (C3), hotel or bed and breakfast (C1) or non-residential institution (D1) use, or the demolition of the building or buildings and new build development for these uses, provided that it can be demonstrated that the building is not economically sustainable, an extension or adaptation is not viable and the property has been actively marketed at a reasonable rate for a period of at least 12 months and no reasonable offers have been made. 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.

Policy HB11 – Loss of Residential Care Homes and Institutions		
SA Objectives	Policy HB11	Justification
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 HB12 – Development of New or Extended Residential Institutions (C2 use)

Policy HB12 – Development of New or Extended Residential Institutions (C2 use)		
SA Objectives	Policy HB12	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.	+	Planning permission will be granted for the development of new residential institutions or the conversion of existing properties to this use, provided that the design and layout take account of the design policies presented within this plan. 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 to this use, 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.

Policy HB12 – Development of New or Extended Residential Institutions (C2 use)		
SA Objectives	Policy HB12	Justification
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.
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 HB13 – Houses in Multiple Occupation (HMOs)

Policy HB13 – Houses in Multiple Occupation (HMOs)		
SA Objectives	Policy HB13	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.

Policy HB13 – Houses in Multiple Occupation (HMOs)		
SA Objectives	Policy HB13	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 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 the development of Houses in Multiple Occupation (HMOs). 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 HMOs will only be permitted where the proposed development would not result in an unacceptably harmful impact on the character or appearance of the street scene or neighbourhood. Additionally, HMOs will only be permitted where there is no adverse effect on the character or appearance of the building, including from inappropriate or insufficient arrangements for storage, including for refuse and bicycles. Lastly, the policy states that parking provision should not cause unacceptable detriment to the street scene through the loss of trees or gardens.
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.	0	The policy would not have a direct effect on this SA objective.
11. Use land efficiently and safeguard soils,	0	The policy would not have a direct effect on this SA objective.

Policy HB13 – Houses in Multiple Occupation (HMOs)		
SA Objectives	Policy HB13	Justification
geology and economic mineral reserves.		
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 HB14 – Accommodation for Gypsies and Travellers

Policy HB14 – Accommodation for Gypsies and Travellers		
SA Objectives	Policy HB14	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 gypsy and traveller accommodation provided that the site is in a sustainable location, well related to a settlement with a range of services and facilities and is, or can be made, safely accessible on foot, by cycle or public transport. A minor 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.

Policy HB14 – Accommodation for Gypsies and Travellers		
SA Objectives	Policy HB14	Justification
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 landscape, environmental or other essential qualities of the countryside, including the Kent Downs Area of Outstanding Natural Beauty or Natura 2000 sites, Sites of Special Scientific Interest, national or local nature reserves or 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 states that planning permission for Gypsy and Traveller accommodation will be granted provided that there is no adverse effect on the landscape, environmental or other essential qualities of the countryside, including the Kent Downs Area of Outstanding Natural Beauty or Natura 2000 sites, Sites of Special Scientific Interest, national or local nature reserves or heritage assets. 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 landscape, environmental or other essential qualities of the countryside, including the Kent Downs Area of Outstanding Natural Beauty or Natura 2000 sites, Sites of Special Scientific Interest, national or local nature reserves or heritage assets. A minor positive effect is therefore likely for 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.	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	0	The policy would not have a direct effect on this SA objective.

Policy HB14 – Accommodation for Gypsies and Travellers		
SA Objectives	Policy HB14	Justification
that it meets local needs.		

Policy E1 – Allocated Employment Sites

Policy E1 allocates twelve sites for employment uses. However, three of the sites within the policy also contain land for retail and residential uses: 'Park Farm (Silver Spring site), Folkestone', 'Affinity Water site, Cherry Garden site, Folkestone' and 'Ingles Manor, Folkestone'. These three sites have spate allocation policies RL11, UA11 and UA5 respectively. These policies are appraised in full above. The in-combination effects of the twelve employment sites set out within Policy E1 are set out in the matrix below.

Policy E1 – Allocated Employment Sites		
SA Objectives	Policy E1	Justification
1: Reduce the risk of flooding, taking into account the effects of climate change.	--	A significant proportion of the land (>=25%) within the employment sites allocated at Folkestone Harbour, Nickolls Quarry and Mountfield Road is within Flood Zones 3a or 3b. Additionally, parts of the Folkestone Harbour and Nickolls Quarry sites were identified in the District's SFRA (2015) as at risk of 'extreme' flooding and neither site includes a flood storage area. The policy makes no reference to flood risk. Overall, there is a significant risk of flooding associated with this policy.
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 allocates land for new employment opportunities in the District, helping to facilitate the growth of the local economy and improve the job prospects of the unemployed in the District in the long term. Economic growth in the district is likely to have a minor positive effect on the vibrancy of the District's communities.
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	++	The policy allocates sites for business uses under use classes B1 (business), B2 (general industrial) and B8 (storage and distribution). A significant positive effect is therefore given.

Policy E1 – Allocated Employment Sites		
SA Objectives	Policy E1	Justification
employment opportunities.		
7. Conserve and enhance the fabric and setting of historic assets.	--	<p>Two employment sites located at Ingles Manor and Folkestone Harbour sit within the urban area of Folkestone. Both sites contain a small number of Grade II listed buildings. Both sites are also partly within the Folkestone Leas and Bayle Conservation Area. In addition, there is potential for buried archaeological remains associated with the Ingles Manor complex as well as a background potential for earlier periods. The employment sites at Nickolls Quarry, Link Park, Shearway Business Park, Park Farm and Affinity Water are also within close proximity to various other heritage assets including Scheduled Monuments and a Listed Building.</p> <p>As the policy does not make reference to the conservation and enhancement of these heritage assets, a significant negative effect is given.</p>
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	++/--	<p>All employment sites are located on previously developed land, with the exception of Link Park which partly contains greenfield land. Redevelopment in these locations has the potential to make a significant positive contribution to the regeneration within and in the immediate vicinity of the sites.</p> <p>The employment site located at Hawkinge West sits entirely within the Kent Downs AONB while the Cheriton Park site is partly located within the Kent Downs AONB. The majority of the remaining employment sites, with the exceptions of Mountfield Road, Harden Road and Dengemarsh Road, are within the setting of the Kent Downs AONB. Employment development within and in the setting of the Kent Downs AONB has the potential to significantly adversely affect the area's landscape character and the special qualities for which it has been designated.</p> <p>With regard to settlement character, Link Park contains open land between the settlement of Lympne to the east and the Lympne Industrial Park. While the industrial park is not a standalone settlement, in landscape terms it does represent an isolated and defined urban area. Development of the entire site would result in the perceived coalescence of Lympne with the neighbouring Lympne Industrial Park. Moreover, Policy ND6 allocates almost half of the open land between Lympne and the Lympne Industrial Park for residential development. Although Policy ND6 states that the western half of the former Lympne Airfield will be left open to main separation between the Industrial Park and the village, the development of Link Park will significantly increase the potential for the two distinct urban areas to become physically or perceivably merged, with a significant negative effect on this objective.</p> <p>Overall, a mixed significant positive/significant negative effect is recorded for this objective.</p>
9. Conserve and enhance biodiversity.	--	<p>The employment sites located at Dengemarsh Road and Mountfield Road each contain >10% coverage of a National BAP Priority Habitat. Furthermore, the employment sites at Dengemarsh Road and Folkestone Harbour also contain >10% Local BAP Priority Habitat. Additionally, Dengemarsh Road lies adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI and SPA and Ramsar sites. No provision is made within the policy for the conservation and enhancement of these protected habitats and species. Therefore, overall, a significant negative effect is expected.</p>

Policy E1 – Allocated Employment Sites		
SA Objectives	Policy E1	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 allocates twelve sites for employment development. The creation of new employment opportunities will increase the number of people travelling to and from these locations. Although a large proportion of the sites are located within convenient walking distance of existing residential areas and bus stops, the policy makes no provision for the delivery of sustainable transport modes to encourage people to commute to these locations via alternative modes to the private car. Overall, a mixed effect is likely.
11. Use land efficiently and safeguard soils, geology and economic mineral reserves.	++/--/?	<p>All employment sites are located on previously developed land, with the exception of Link Park which is partly located on greenfield land. The development of brownfield sites is considered to be a more efficient use of land compared to the development of greenfield sites. Therefore, a significant positive effect is recorded for this objective.</p> <p>The employment sites at Nickolls Quarry and Cheriton Parc contain a significant proportion of land (=>25%) recorded as Grade 2 agricultural land, while the remaining sites contain grade 3 agricultural land or ungraded agricultural land. The potential loss of some of the District’s best and most versatile land will have a significant negative effect on this objective.</p> <p>The employment sites allocated at Link Park, Nickolls Quarry, Hawkinge West, Park Farm and Folkestone Harbour are entirely or partly located on contaminated land, which would require remediation during construction. Such remediation would bring the land back into productive use and reduce the health risks associated with the contamination with significant positive effects on this objective. The remaining sites are not considered to be affected by contaminated land.</p> <p>Several of the allocated employment sites sit within Mineral Safeguarding Areas identified in the Kent Minerals and Waste Plan 2013-2030. The employment sites allocated at Dengemarsh Road and Harden Road sit within Mineral Safeguarding Areas for storm beach gravel, the Link Park site is safeguarded for limestone Hythe formation (Kentish Ragstone), the Cheriton Park site is safeguarded for limestone (pauldina limestone, weald clay formation) and the Hawkinge West site is safeguarded for brickearth. Therefore, an uncertain effect is expected on this part of the objective.</p>
12. Maintain and improve the quality of groundwater, surface waters and coastal waters.	-?	The District’s Water Cycle Study highlights capacity issues in the strategic wastewater link between the Westenhangar and Lypne area and Sellindge wastewater treatment works. It is therefore assumed that the allocation of an employment site in the Lypne area (at Link Park) will 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. Additionally, Cheriton Park, Sherway Business Park, Affinity Water and Hawkinge West all fall within a Groundwater Source Protection Zone. Development within these zones is assessed as having a minor adverse effect on this SA objective but with uncertainty relating to the construction activities (e.g. dewatering) and mitigation that would be employed. Overall, a minor negative uncertain effect is expected.
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 – Redevelopment of Existing Employment Sites

Policy E2 – Redevelopment of Existing Employment Sites		
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.	+	The policy allows for planning permission to be granted for the redevelopment of existing employment sites. This could 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.	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.

Policy E2 – Redevelopment of Existing Employment Sites		
SA Objectives	Policy E2	Justification
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.	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 planning permission to be granted for the redevelopment of existing employment sites, provided that it can be demonstrated that the site is no longer appropriate for an employment use in terms of neighbouring uses of impacts on the natural environment, has been subject to marketing for six months and no reasonable offers have been made, is unviable for redevelopment for any appropriate types of alternative employment use within the plan period, and does not undermine future neighbouring employment uses or their development. This allows for a more sufficient 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 E3 – Tourism

Policy E3 – Tourism		
SA Objectives	Policy E3	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	0	The policy would not have a direct effect on this SA objective.

Policy E3 – Tourism		
SA Objectives	Policy E3	Justification
renewable sources and resilience to a changing 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 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, 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, 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, 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.
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, 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,	0	The policy would not have a direct effect on this SA objective.

Policy E3 – Tourism		
SA Objectives	Policy E3	Justification
geology and economic mineral reserves.		
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 – Hotels and Guest Houses

Policy E4 – Hotels and Guest Houses		
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.

Policy E4 – Hotels and Guest Houses		
SA Objectives	Policy E4	Justification
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.
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 E5 – Touring and Static Caravan, Chalet and Camping Sites

Policy E5 – Touring and Static Caravan, Chalet and Camping Sites		
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.	+	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

Policy E5 – Touring and Static Caravan, Chalet and Camping Sites		
SA Objectives	Policy E5	Justification
		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.
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 E6 – Farm Diversification

Policy E6 – Farm Diversification		
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	0	The policy would not have a direct effect on this SA objective.

Policy E6 – Farm Diversification		
SA Objectives	Policy E6	Justification
renewable sources and resilience to a changing 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 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 nature conservation designations. 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.
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	0	The policy would not have a direct effect on this SA objective.

Policy E6 – Farm Diversification		
SA Objectives	Policy E6	Justification
groundwater, surface waters and coastal waters.		
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.

Policy E7 – Reuse of Rural Buildings		
SA Objectives	Policy E7	Justification
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 conversion of existing rural buildings and/or the creation of new buildings that support the development and expansion of the rural economy or tourist industry (including visitor accommodation) to alternative uses. Change of use to residential will contribute to the housing supply in the district. However, it is unknown whether existing rural buildings will be specifically converted into residential use. A minor positive but uncertain effect is therefore likely for this SA objective.
6. Support the creation of high quality and diverse employment opportunities.	++	The policy supports the development and expansion of the rural economy or tourist industry. 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.	+	Planning applications for the conversion of existing rural buildings and/or well designed new buildings that support the development and expansion of the rural economy or tourist industry (including visitor accommodation) will be approved where the proposal will not damage the historic fabric, character or setting of a historic 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.	+	Planning applications for the conversion of existing rural buildings and/or well designed new buildings that support the development and expansion of the rural economy or tourist industry (including visitor accommodation) 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 states that planning applications will be approved where there is no detrimental impact on the protected species, sites or features of nature conservation interest. A negligible effect is therefore expected.
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	0	The policy would not have a direct effect on this SA objective.

Policy E7 – Reuse of Rural Buildings		
SA Objectives	Policy E7	Justification
that it meets local needs.		

Policy E8 – Provision of Fibre to the Premises

Policy E8 – Provision of Fibre to the Premises		
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.

Policy E8 – Provision of Fibre to the Premises		
SA Objectives	Policy E8	Justification
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.
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 RL1 – Retail Hierarchy

Policy RL1 – Retail Hierarchy		
SA Objectives	Policy RL1	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	0	The policy would not have a direct effect on this SA objective.

Policy RL1 – Retail Hierarchy		
SA Objectives	Policy RL1	Justification
renewable sources and resilience to a changing 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.	++	This policy supports the development of a range of town centre uses that add to the vitality and viability of these centres, promoting community vibrancy and access to services and facilities. 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.	++	This policy supports the development of a range of centre uses that add to the vitality and viability of these centres, helping increase the number and diversity of employment opportunities in the district and do not lead to the loss of town centre uses or active frontages at street level. 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.
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.

Policy RL1 – Retail Hierarchy		
SA Objectives	Policy RL1	Justification
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 RL2 – Folkestone Major Town centre

Policy RL2 - Folkestone Major Town centre		
SA Objectives	Policy RL2	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.	++	The policy states that residential development will be permitted where it would enhance the vitality and viability of Folkestone Town Centre <u>and not lead to the loss of town centre uses or active frontages at street level</u> . A significant positive effect is therefore likely for this SA objective.

Policy RL2 - Folkestone Major Town centre		
SA Objectives	Policy RL2	Justification
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.	+	The policy seeks to avoid a continuous frontage of two or more non-A1 units. This 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.
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 RL3 - Hythe Town Centre

Policy RL3 - Hythe Town Centre		
SA Objectives	Policy RL3	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.	+	The policy seeks to avoid a continuous frontage of two or more non-A1 units. This could help improve the physical appearance of the centre. A minor positive effect is therefore likely for this objective.

Policy RL3 - Hythe Town Centre		
SA Objectives	Policy RL3	Justification
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.	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 RL4 - New Romney Town Centre

Policy RL4 - New Romney Town Centre		
SA Objectives	Policy RL4	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	++	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.

Policy RL4 - New Romney Town Centre		
SA Objectives	Policy RL4	Justification
opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		
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.	+	The policy seeks to avoid a continuous frontage of two or more non-A1 units. This could help improve the physical appearance of the centre. A minor positive effect is therefore likely for this objective. 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.
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.

Policy RL4 - New Romney Town Centre		
SA Objectives	Policy RL4	Justification
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 RL5- Cheriton District Centre

Policy RL5 - Cheriton District Centre		
SA Objectives	Policy RL5	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.	+	The policy makes provision for planning permissions to be granted for changes of use from town centre uses where it can be demonstrated that there would be no loss of an active frontage at street level, does not threaten the vitality and viability of the district centre, is not detrimental to residential amenity, there is no demand for the continued use of the premises for retail or community uses and the existing use is no longer viable and the property has been actively marketed at a reasonable rate for a period of at least 12 months and no reasonable offers have been made. This policy provision increases the likelihood of new dwellings being delivered within this district centre, with minor positive effects against this 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.

Policy RL5 - Cheriton District Centre		
SA Objectives	Policy RL5	Justification
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 a continuous frontage of three or more A5 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.
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 RL6 – Sandgate Local Centre

Policy RL6 – Sandgate Local Centre		
SA Objectives	Policy RL6	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.

Policy RL6 – Sandgate Local Centre		
SA Objectives	Policy RL6	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 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.	+	The policy makes provision for planning permissions to be granted for changes of use from town centre uses where it can be demonstrated that there would be no loss of an active frontage at street level, does not threaten the vitality and viability of the district centre, is not detrimental to residential amenity, there is no demand for the continued use of the premises for retail or community uses and the existing use is no longer viable and the property has been actively marketed at a reasonable rate for a period of at least 12 months and no reasonable offers have been made. This policy provision increases the likelihood of new dwellings being delivered within this district centre, with minor positive effects against this 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 a continuous frontage of three or more A5 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.
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.

Policy RL6 – Sandgate Local Centre		
SA Objectives	Policy RL6	Justification
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 RL7 – Other District and Local Centres

Policy RL7 – Other District and Local Centres		
SA Objectives	Policy RL7	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.	0	The policy would not have a direct effect on this SA objective.

Policy RL7 – Other District and Local Centres		
SA Objectives	Policy RL7	Justification
5. Improve the provision of homes, including affordable housing, having regard to the needs of all sections of society, including the elderly.	+	The policy makes provision for planning permissions to be granted for changes of use from town centre uses where it can be demonstrated that there would be no loss of an active frontage at street level, does not threaten the vitality and viability of the district centre, is not detrimental to residential amenity, there is no demand for the continued use of the premises for retail or community uses and the existing use is no longer viable and the property has been actively marketed at a reasonable rate for a period of at least 12 months and no reasonable offers have been made. This policy provision increases the likelihood of new dwellings being delivered within this district centre, with minor positive effects against this objective.
6. Support the creation of high quality and diverse employment opportunities.	+	The policy seeks to retain the vitality and viability of a number of district and local centres 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.	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.
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 RL8 – Development Outside Town, District and Local Centres

Policy RL8 – Development Outside Town, District and Local Centres		
SA Objectives	Policy RL8	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 for town centre uses outside Major Town Centres, Town Centres, District Centres and Local Centres will not be permitted unless a number of criteria are met. This will help safeguard key service centres within Shepway. 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.	+	The policy states that planning permission for town centre uses outside Shepway's main service centres will not be permitted unless it is demonstrated that the design, including parking and landscaping, complies with Policy HB1 and reflects the character of the local street scene and wider built context. A minor positive effect is therefore likely.

Policy RL8 – Development Outside Town, District and Local Centres		
SA Objectives	Policy RL8	Justification
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.	+	The policy states that planning permission for town centre uses outside Shepway's main service centres will not be permitted unless it is demonstrated that the proposed development is in an accessible location and well connected to the centre enabling easy access on foot, bicycle and public transport. A minor positive effect is therefore likely.
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 RL9 – Design, Location and Illumination of Advertisements

Policy RL9 – Design, Location and Illumination of Advertisements		
SA Objectives	Policy RL9	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	0	The policy would not have a direct effect on this SA objective.

Policy RL9 – Design, Location and Illumination of Advertisements		
SA Objectives	Policy RL9	Justification
opportunities to access services, facilities and environmental assets for all and avoid creating inequalities of opportunity for access.		
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 consent will be granted for advertisements that satisfy the following criteria: (1) The advertisement is sensitively designed and located having regard to the character of the building on which they are to be displayed and the general characteristics of the locality; (2) The size, scale, materials, colour scheme and any means of illumination are appropriate having regard to the character of the building on which they are to be displayed and the general characteristics of the locality; (3) The cumulative impact of the advertisement would not be detrimental to the character of the building on which they are to be displayed and the general characteristics of the locality; and, (4) The advertisement is no overly visually prominent in the street scene or landscape setting and does not constitute an injury to amenity or a danger to public safety, A similar criteria apply to proposals for illumination of advertisements and signs. Overall, a minor positive effect is expected.
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.	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.

Policy RL9 – Design, Location and Illumination of Advertisements

SA Objectives	Policy RL9	Justification
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 RL10 – Shop Fronts, Blinds and Security Shutters**Policy RL10 – Shop Fronts, Blinds and Security Shutters**

SA Objectives	Policy RL10	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	0	The policy would not have a direct effect on this SA objective.

Policy RL10 – Shop Fronts, Blinds and Security Shutters		
SA Objectives	Policy RL10	Justification
employment opportunities.		
7. Conserve and enhance the fabric and setting of historic assets.	++	The policy states that proposals for new shop fronts, or alterations to shop fronts, will be permitted provided that proposals that reflect the traditional character of shop fronts include historically appropriate detailing, that any existing features of historic or architectural interest are retained, and proposals affecting listed buildings, conservation areas or other heritage assets will preserve or enhance the character or appearance of the asset and that of its setting. Overall, a significant positive effect is expected.
8. Conserve, and where relevant enhance, the quality, character and local distinctiveness of the landscape and townscape.	+	The policy states that proposals for new shop fronts, or alterations to shop fronts, will be permitted provided that the design, materials and proportions of any new, or altered, shop front should relate to the character of the building and its locality. A minor positive effect is therefore likely.
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.	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 RL12 – Former Harbour Railway Line

Policy RL12 – Former Harbour Railway Line		
SA Objectives	Policy RL12	Justification

Policy RL12 – Former Harbour Railway Line		
SA Objectives	Policy RL12	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 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.
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.

Policy RL12 – Former Harbour Railway Line		
SA Objectives	Policy RL12	Justification
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.

Policy C1 – Creating A Sense of Place		
SA Objectives	Policy C1	Justification
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.	+	The policy states that the Council will expect all new major development to demonstrate a deliverable and fully resourced project for fostering a sense of place through the use of historic references. Therefore, a minor positive effect is expected for this 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.
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

Policy C2 – Safeguarding Community Facilities		
SA Objectives	Policy C2	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 safeguards existing community facilities in the District, retaining access to local facilities and services. Planning permission for development leading to the loss of a community facility will be granted where there is a need for an alternative facility or facilities to serve the local community, and the proposed development would provide an alternative on the site or at a location which is well-related and easily accessible to the local community or settlement. 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.

Policy C2 – Safeguarding Community Facilities		
SA Objectives	Policy C2	Justification
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	++	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 and retain existing ones, improving their general extent and quality where appropriate. A significant positive effect is therefore likely

Policy C3 – Provision of Open Space		
SA Objectives	Policy C3	Justification
environmental assets for all and avoid creating inequalities of opportunity for access.		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.
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	++	The policy is directly linked to this objective as it seeks to provide open space that is strategically located, accessible and

Policy C3 – Provision of Open Space		
SA Objectives	Policy C3	Justification
that it meets local needs.		usable. A significant positive effect is therefore likely for this SA objective

Policy C4 – Children’s Play Space

Policy C4 – Children’s Play Space		
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.

Policy C4 – Children’s Play Space		
SA Objectives	Policy C4	Justification
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.
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 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	0	The policy would not have a direct effect on this SA objective.

Policy T1 – Street Hierarchy and Site Layout		
SA Objectives	Policy T1	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 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.
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.

Policy T1 – Street Hierarchy and Site Layout		
SA Objectives	Policy T1	Justification
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 – Parking Standards

Policy T2 – Parking Standards		
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.

Policy T2 – Parking Standards		
SA Objectives	Policy T2	Justification
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.
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.

Policy T3 – Residential Garages		
SA Objectives	Policy T3	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 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.
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.

Policy T3 – Residential Garages		
SA Objectives	Policy T3	Justification
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 – Parking for Heavy Goods Vehicles (HGVs)

Policy T4 – Parking for Heavy Goods Vehicles (HGVs)		
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.

Policy T4 – Parking for Heavy Goods Vehicles (HGVs)		
SA Objectives	Policy T4	Justification
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.
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

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.
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.

Policy T5 – Cycle Parking		
SA Objectives	Policy T5	Justification
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.

Policy NE1 – Enhancing and Managing Access to the Natural Environment		
SA Objectives	Policy NE1	Justification
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. The policy also seeks to protect sensitive areas from improvements to routes and links from urban areas. A significant positive effect is therefore likely for 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.	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.	+	The policy states that opportunities will be sought to access and enhance the value of local biodiversity sites for educational purposes. Therefore, a minor positive effect is expected 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.

Policy NE2 – Biodiversity		
SA Objectives	Policy NE2	Justification
9. Conserve and enhance biodiversity.	++	The Policy seeks to protect sites of biodiversity importance, specifically European Sites, National Sites and Local Sites. The Policy also seeks to protect European Protected Species or Nationally Protected Species. A significant positive effect is therefore likely for 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.	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 that all new development will be required to conserve and enhance the natural environment, including all sites of geodiversity value (whether or not they have statutory protection). Therefore, a significant positive effect is expected 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 NE3 - Protecting the District's Landscapes and Countryside

Policy NE3 - Protecting 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.

Policy NE3 - Protecting the District's Landscapes and Countryside		
SA Objectives	Policy NE3	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 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. More specifically, the policy states that the design, scale, setting and materials of new development must be appropriate to 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.
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.

Policy NE3 - Protecting the District's Landscapes and Countryside

SA Objectives	Policy NE3	Justification
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.

Policy NE4 – Equestrian Development		
SA Objectives	Policy NE4	Justification
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, Special Landscape Areas and Local 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 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.
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.

Policy NE5 – Light Pollution and External Illumination		
SA Objectives	Policy NE5	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 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 detail possible ecological impacts. A minor positive effect is therefore likely for 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.	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.

Policy NE5 – Light Pollution and External Illumination		
SA Objectives	Policy NE5	Justification
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.

Policy NE6 – Land Stability		
SA Objectives	Policy NE6	Justification
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.
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.	+	The policy seeks to ensure that remedial measures do not damage adjacent historic artefacts. Therefore, a minor positive effect is expected.
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.

Policy NE7 – Contaminated Land		
SA Objectives	Policy NE7	Justification
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.	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

Policy NE8 – Integrated Coastal Zone Management		
SA Objectives	Policy NE8	Justification
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

Policy NE8 – Integrated Coastal Zone Management		
SA Objectives	Policy NE8	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 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.
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 England Coast Path National Trail. 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.

Policy NE8 – Integrated Coastal Zone Management		
SA Objectives	Policy NE8	Justification
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

Policy NE9 – Development Around the Coast		
SA Objectives	Policy NE9	Justification
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.

Policy NE9 – Development Around the Coast		
SA Objectives	Policy NE9	Justification
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.
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 England Coast Path National Trail 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	0	The policy would not have a direct effect on this SA objective.

Policy CC1 – Reducing Carbon Emissions		
SA Objectives	Policy CC1	Justification
the effects of climate change.		
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.
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,	0	The policy would not have a direct effect on this SA objective.

Policy CC1 – Reducing Carbon Emissions		
SA Objectives	Policy CC1	Justification
geology and economic mineral reserves.		
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 Design and Construction

Policy CC2 - Sustainable Design and 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. In addition, the policy has an aspiration for new major residential developments to achieve zero carbon homes. 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.

Policy CC2 - Sustainable Design and Construction		
SA Objectives	Policy CC2	Justification
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.	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 ensure that for all new dwellings or for new non-domestic buildings, that the natural environment and biodiversity will be protected through the provision of green infrastructure. A minor positive effect is therefore likely for 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.	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 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.	+	The policy requires new buildings to be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations so as to achieve a maximum use of 110 litres per person per day including external water use where technically feasible and viable. Therefore, a minor positive effect is recorded against this 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 – Sustainable Drainage Systems (SuDS)

Policy CC3 – Sustainable Drainage Systems (SuDS)		
SA Objectives	Policy CC3	Justification
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.

Policy CC3 – Sustainable Drainage Systems (SuDS)		
SA Objectives	Policy CC3	Justification
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	0	The policy would not have a direct effect on this SA objective.

Policy CC4 – Wind Turbine Development		
SA Objectives	Policy CC4	Justification
inequalities of opportunity for access.		
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.
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	0	The policy would not have a direct effect on this SA objective.

Policy CC4 – Wind Turbine Development		
SA Objectives	Policy CC4	Justification
that it meets local needs.		

Policy CC5 – Small Scale Wind Turbines and Existing Development

Policy CC5 – Small Scale Wind Turbines and Existing 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.

Policy CC5 – Small Scale Wind Turbines and Existing Development

SA Objectives	Policy CC5	Justification
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.
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	++	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.

Policy CC6 – Solar Farms		
SA Objectives	Policy CC6	Justification
renewable sources and resilience to a changing 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 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.
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	0	The policy would not have a direct effect on this SA objective.

Policy CC6 – Solar Farms		
SA Objectives	Policy CC6	Justification
groundwater, surface waters and coastal waters.		
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	-	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.

Policy HW1 – Promoting Healthier Food Environments		
SA Objectives	Policy HW1	Justification
employment opportunities.		
7. Conserve and enhance the fabric and setting of historic assets.	+	The policy states that the discharge of fumes and smells, including the siting of ducts, should not cause an adverse impact on a listed building and/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.	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.
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 Wellbeing of the Local Population and Reducing Health Inequalities.

Policy HW2 – Improving the Health and Wellbeing of the Local Population and Reducing Health Inequalities.		
SA Objectives	Policy HW2	Justification
1: Reduce the risk of flooding, taking into account	0	The policy would not have a direct effect on this SA objective.

Policy HW2 – Improving the Health and Wellbeing of the Local Population and Reducing Health Inequalities.		
SA Objectives	Policy HW2	Justification
the effects of climate change.		
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.
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,	0	The policy would not have a direct effect on this SA objective.

Policy HW2 – Improving the Health and Wellbeing of the Local Population and Reducing Health Inequalities.		
SA Objectives	Policy HW2	Justification
geology and economic mineral reserves.		
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.

Policy HW3 – Development that Supports Healthy, Fulfilling and Active Lifestyles		
SA Objectives	Policy HW3	Justification
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.
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 – Promoting Active Travel

Policy HW4 – Promoting Active Travel		
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 provision of new cycle and walking routes 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.

Policy HW4 – Promoting Active Travel		
SA Objectives	Policy HW4	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 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	++	The policy seeks to improve public accessibility to the heritage asset. A significant positive effect is therefore likely for this SA objective.

Policy HE1 – Heritage Assets		
SA Objectives	Policy HE1	Justification
inequalities of opportunity for access.		
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 and 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.	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.
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 at risk or under-used heritage assets 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	0	The policy would not have a direct effect on this SA objective.

Policy HE1 – Heritage Assets		
SA Objectives	Policy HE1	Justification
that it meets local needs.		

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.

Policy HE2 – Archaeology		
SA Objectives	Policy HE2	Justification
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.
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 Heritage Assets

Policy HE3 – Local List of Heritage Assets		
SA Objectives	Policy HE3	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	0	The policy would not have a direct effect on this SA objective.

Policy HE3 – Local List of Heritage Assets		
SA Objectives	Policy HE3	Justification
renewable sources and resilience to a changing 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 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.
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	0	The policy would not have a direct effect on this SA objective.

Policy HE3 – Local List of Heritage Assets		
SA Objectives	Policy HE3	Justification
groundwater, surface waters and coastal waters.		
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 – Folkestone’s Historic Gardens

Policy HE4 – Folkestone’s Historic 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.	+	The policy promotes community vibrancy by protecting communal gardens from development. The policy also encourages the provision of small scale community facilities (such as pavilions or shelters). Overall, a minor positive effect is expected 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	0	The policy would not have a direct effect on this SA objective.

Policy HE4 – Folkestone’s Historic Gardens		
SA Objectives	Policy HE4	Justification
employment opportunities.		
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.
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.