

Dover District Council

**Publication Dover District
Local Plan (Reg 19)
Sustainability Appraisal:
Non-Technical Summary**

Final report

Prepared by LUC

September 2022



Dover District Council

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Non-Technical Summary

Introduction

1.1 Dover District Council commissioned LUC in July 2017 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Dover Local Plan.

1.2 This Non-Technical Summary (NTS) summarises the full SA Report accompanying the Publication Local Plan (September 2022), including the potential significant sustainability effects of the options and the Council's reasons for selecting and discounting options.

Sustainability Appraisal and Strategic Environment Assessment

1.3 The Planning and Compulsory Purchase Act 2004 requires Local Plans to be subject to SA. It is also necessary to conduct an environmental assessment of Local Plans, in accordance with the requirements of the SEA Directive¹, transposed in the UK by the SEA Regulations² and amended by the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). Therefore, it is a legal requirement for the Dover District Local Plan to be subject to SA and SEA throughout its preparation.

1.4 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as advocated in the National Planning Practice Guidance³), whereby users can comply with the requirements of the SEA Directive through a single integrated SA process. From here on, the term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Directive'.

Habitats Regulations Assessment

1.5 The amendments to the Habitats Regulations published for England and Wales in 2007⁴ require Local Plans to be subject to Habitats Regulations Assessments (HRA). The currently applicable version is The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)⁵ (hereafter referred to as the 'Habitats Regulations'). When preparing the Local Plan, the Council is therefore required by law to carry out an HRA.

1.6 The HRA for the Dover District Local Plan has been undertaken separately to the SA. The HRA considers the potential for adverse effects on the integrity of European sites from development proposed in the Local Plan alone or in combination with other plans and projects. The conclusions of the HRA have been taken into account in the SA where relevant.

Adopted Dover District Development Plan

1.7 Dover District Council formally adopted its Core Strategy on 24th February 2010. The Core Strategy allocates a number of strategic sites and contains the Core Policies and Development Management Policies to guide the future development of the District. The Core Strategy was followed by a Land Allocations Development Planning Document on 28th January 2015. The Land Allocations Local Plan identifies and allocates specific sites for employment, retail and housing development to deliver the aims of the Core Strategy.

1.8 Several policy developments have occurred since the adoption of these development planning documents:

¹ Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment.

² The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232).

³ Paragraph 007: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

⁴ The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) SI No. 2007/1843. TSO (The Stationery Office), London.

⁵ The Conservation of Habitats and Species Regulations 2017 (2017) SI No. 2017/1012, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), TSO (The Stationery Office), London.

- The Regional Spatial Strategy used to determine the scope of the Core Strategy and the housing need of the Plan period has since been revoked and replaced by the National Planning Policy Framework (NPPF) and Guidance (NPPG) in 2012, and which has been subsequently updated, most recently in 2021. The NPPF and NPPG require the preparation of clear, streamlined Local Plan documents as opposed to multiple development management documents.
- The Government has published a new standard approach for local authorities to follow when assessing housing need and preparing their 5-year housing land supply requirements.
- The Government published a white paper entitled 'Planning for the Future' (August 2020) consulting on various proposals to streamline and reform the planning system, including plan-making. The consultation ran until the end of October 2020.
- The Government published a white paper entitled 'Levelling Up the United Kingdom' (February 2022) on how opportunities will be spread more equally across the UK. The text now comprises the Levelling-up and Regeneration Bill, which has been sent to a Public Bill Committee for scrutiny and will be reported on towards the end of September 2022.

1.9 Consequently, the Council has updated its evidence base to support the new Local Plan to 2040. The Local Plan document includes strategic, site allocation and development management policies to meet and manage the District's housing, employment and other land use needs, as well as protect and conserve the District's natural, cultural and historic assets.

Sustainability Context

1.10 Schedule 2 of the SEA Regulations requires that the environmental report ('the SA Report') includes descriptions of:

'(3) The environmental characteristics of areas likely to be significantly affected.'

1.11 Appendix B of the full SA Report sets out the detailed policy context, baseline, and key sustainability issues (including their likely evolution without the Local Plan) for each SA subject area, including the topics required to be covered by the SEA Regulations. Separate sections of Appendix B in the full SA Report cover the following subject areas:

- Population Growth, Health and Well-being.
- Economy.
- Transport Connections and Travel Habits.
- Air, Land and Water Quality.
- Climate Change Adaptation and Mitigation.
- Biodiversity.
- Historic Environment.
- Landscape.

1.12 The description of the likely future evolution of the baseline and key issues without the Local Plan considers past trends and current pressures. It is recognised that development in Dover District will not be delivered in isolation from those areas around it. The effect of delivering new development and supporting infrastructure will often be transmitted across administrative boundaries. As such the full SA Report also considers the cumulative effect of delivering new development with consideration for growth being proposed in neighbouring authority areas.

1.13 SEA guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. Data gaps are referenced where necessary. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Relevant baseline information has been updated during the SA process as and when data has been published.

Key Sustainability Issues

1.14 Schedule 2 of the SEA Regulations requires that the environmental report includes descriptions of:

‘(2) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.’

1.15 The key issues identified through the analysis of the baseline and the policy context are summarised in **Table 1**. The likely evolution of these issues without implementation of the Local Plan is set out in detail in Appendix B of the full SA Report.

Table 1: Key sustainability issues for Dover District

A. Population, Health and Well-being
A1. Population growth, household growth and demographic change will place additional demand on key services and facilities such as housing, health, education and social care. The Local Plan offers a new opportunity to manage these pressures, encouraging mixed communities.
A2. There is a need for affordable housing across Dover. At present, the mean price of dwellings is higher than the national average. The Local Plan will help with its delivery.
A3. There is the need for a mix of housing types that cater for the needs of a range of people, including the growing number of single person and elderly households. Without an up-to-date Local Plan, the required housing is less likely to be delivered.
A4. There is a need to reduce the gap between those living in the 10% most deprived areas of Dover town and those living in the least deprived areas of Dover. Dover District contains deprivation ‘hot spots’ that are geographically close to some of the least deprived parts of the country. The Local Plan presents an opportunity to address this through the planning of new and improved communities and infrastructure.
A5. Levels of obesity in the District exceed the national average. The Local Plan can tackle the health of its residents more generally in an integrated fashion by providing for, or encouraging access to, healthcare facilities and opportunities to exercise and travel on foot and by bicycle.
A6. The quality of the District’s green and open spaces can be improved. The Local Plan will help to ensure that the accessibility and quality of local green spaces (new and existing) are planned alongside new development in the District.
A7. As the population of the District continues to rise, the District’s existing local services, facilities and infrastructure will be required to expand to meet local needs. The Local Plan provides a means to embed this thinking in the locations for new development.
B. Economy
B1. Job density in Dover District will continue to lag behind other Kent Districts without coordinated action in the Local Plan to promote regeneration of its town centres, improve the sustainability and prosperity of the rural economy and the provision of appropriate employment space.
B2. The Local Plan offers an opportunity to capitalise on the regional investment at Dover Port, Waterfront and the Town Centre by diversifying and expanding the District’s employment areas industrially and geographically to provide equality of access and opportunity.
B3. Uncertainty exists over the economic impacts of Britain’s exit from the EU and COVID-19. The Local Plan will need to offer sufficient flexibility to respond to these uncertainties.
C. Transport Connections and Travel Hubs
C1. Port-related congestion along the M20/A20, M2/A2 and A256 is resulting in delays on the local network, which has implications for the wider strategic network. It is also associated with poor air quality. Housing and employment growth have the potential to exacerbate this congestion and the associated air, noise and light pollution it generates.
C2. Specific areas of Dover have particularly low levels of car ownership and in some cases, higher levels of unemployment. As such, residents in these areas including the elderly are becoming increasingly reliant on local bus services. Inappropriately located development without a good range of sustainable transport links could exacerbate people’s access to services, facilities and employment.

D. Air, Land and Water Quality
D1. The District contains some of the county's best and most versatile agricultural land, most notably around Sandwich, as well as many valuable mineral reserves. The Local Plan provides an opportunity to ensure that these natural assets are not lost or compromised by future growth in the District by prioritising the development of brownfield land over greenfield land and poorer agricultural land over the best and most versatile.
D2. The District's Source Protection Zones are concentrated in the southern third of the District, with a significant concentration of Zones to the north-west of Dover. The Local Plan provides an opportunity to direct inappropriate development away from Source Protection Zones.
D3. There are two Air Quality Management Areas in Dover District, which have been designated because these areas exceed the annual mean Air Quality Strategy objective for nitrogen dioxide caused primarily by road traffic emissions. The Local Plan can contribute to wider regional measures to mitigate these exceedances without inhibiting the need for the District to grow.
D4. Groundwater sources in Dover District are over-abstracted. Dover falls within the Dour WRZ and Thanet WRZ, both of which will experience a shortfall in supply relative to demand up to 2031. A Local Plan provides an opportunity to ensure that water efficiency measures are implemented over the Plan period.
D5. Water bodies in Dover District are failing to meet the Water Framework Directive objective of 'Good Status'. The Local Plan provides an opportunity to implement plans to improve water quality.
D6. Small increases in wastewater flows are expected across Dover District, following future development. However, the capacity of the sewerage network could pose a threat to meeting these future development needs, particularly in Whitfield, although work is underway to resolve these. The Local Plan provides an opportunity to ensure that the location of development takes into account the sensitivity of the water environment and that wastewater infrastructure (notably in the Whitfield area) is put in place.
E. Climate Change Adaptation and Mitigation
E1. Hotter, drier summers expected under climate change have the potential for adverse effects on human health. A Local Plan offers another opportunity to update the District's approach to managing the effects of the changing climatic and associated weather events, particularly in the design of new buildings and green infrastructure.
E2. Climate change is likely to impact upon habitats and thereby biodiversity. The sensitivities of these networks can be managed effectively through the Local Plan and any associated update to the Council's Green Infrastructure Strategy.
E3. Flood risk to Dover District is dominated by tidal flooding, particularly to the north of Deal, where the coastal defence structures are at greatest risk of breaching. The expected magnitude and probability of significant fluvial, tidal ground and surface water flooding is increasing in the District due to climate change. The Local Plan offers an opportunity to contribute further to mitigate the potential effects of flooding by avoiding development in areas vulnerable to flood risk.
E4. The District has an obligation to contribute to the national carbon reduction targets through the generation of low carbon and renewable energy, including decentralised energy networks, and encouraging energy efficiency measures in new and existing buildings. Furthermore, the location of new development within a sustainable pattern of development is also key to addressing the climate change challenge.
F. Biodiversity
F1. Dover contains a number of designated biodiversity sites. All of these biodiversity assets, most notably the Thanet Coast and Sandwich Bay SPA and Ramsar Site, could be harmed by inappropriate development. The Local Plan provides an opportunity to evaluate the condition of the District's habitats and employ measures to ensure that future growth in the District does not adversely affect their current condition but where possible contributes to their improvement and connection.
F2. Green networks for wildlife and natural green spaces need to be set out clearly in the District Local Plan and any associated GI Strategy to provide a framework for the consideration of development proposals, and for avoiding harm and gaining enhancements where appropriate.
G. Historic Environment

G1. 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. The Local Plan provides an opportunity to conserve and enhance the historic environment as well as improve accessibility and interpretation of it.

H. Landscape

H1. The District contains a number of distinct rural landscapes which could be harmed by inappropriate development. The Local Plan offers an opportunity to ensure that designated landscapes (such as the Kent Downs AONB) are protected and enhanced as appropriate and that development outside these designations is sited and designed to take account of the variation in landscape character across the District.

SA Framework

1.16 The SA appraises the likely significant effects of a local plan in relation to whether they will help to meet a set of sustainability objectives – the ‘SA framework’. The sustainability objectives and supporting appraisal questions were defined by reference to the key sustainability issues facing the District (see above) and the international, national, and sub-regional policy objectives that provide the context for the Local Plan (Appendix B in the full SA Report).

1.17 The SA framework is set out in **Table 2**. The penultimate column indicates the relationship between the sustainability issues and the SA objectives. The final column indicates the relationship between the SA objective and the SEA Regulation environmental topics: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; and landscape.

Table 2: Sustainability appraisal framework

SA Objective	Appraisal Questions: Will the Plan/option lead to...?	Relevant Key Issue (see Table 3.1)	Relevant SEA Topics
Population Growth, Health and Well-being			
SA 1: To help ensure that everyone has the opportunity to live in a decent, sustainable and affordable home.	<p>SA 1.1: Does the Plan deliver the range of types, tenures and affordable homes the District needs over the Plan Period?</p> <p>SA 1.2: Does the Plan allocate small, medium to large scale sites to deliver homes in the short, medium and long term?</p> <p>SA 1.3: Do the Plan's allocations safeguard and enhance the identity of the District's existing communities and settlements?</p>	A and A2	Population, Human Health and Material Assets
SA 2: To reduce inequality, poverty and social exclusion by improving access to local services and facilities that promote prosperity, health, well-being, recreation and integration.	SA 2.1: Does the Plan promote equality of access and opportunity through adequate provision and distribution of local community, health, education and retail services and facilities for all?	A3, A4, A5, A6 and A7	Population, Human Health and Material Assets
Economy			
SA 3: To deliver and maintain sustainable and diverse employment opportunities.	<p>SA 3.1: Does the District have an adequate supply of land and infrastructure to meet the District's forecast employment needs with sufficient flexibility to respond to uncertainties following Brexit?</p> <p>SA 3.2: Does the Plan deliver the spatial strategic priorities of the East Kent Local Investment Plan 2011-2026, relating to Dover Port, Waterfront and Town Centre, the A2 corridor, and the Whitfield extension?</p> <p>SA 3.3: Does the Plan support equality of opportunity for young people and job seekers and opportunity for the expansion and diversification of business?</p> <p>SA 3.4: Does the Plan maintain and enhance the economic vitality and vibrancy of the District's town centres and tourist attractions?</p> <p>SA 3.5: Does the Plan support the prosperity and diversification of the District's rural economy?</p> <p>SA 3.6: Does the District have sufficient education facilities to help provide the working population with the skills the District's existing and future employers need?</p>	B1, B2 and B3	Population, Human Health and Material Assets

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SA 4: To reduce the need to travel and encourage sustainable and active alternatives to road vehicles to reduce congestion.	<p>SA 4.1: Does the Plan promote the delivery of integrated, compact communities made-up of a complimentary mix of land uses?</p> <p>SA 4.2: Does the Plan support the maintenance and expansion of sustainable public and active transport networks?</p> <p>SA 4.3: Does the Plan facilitate working from home and remote working?</p> <p>SA4.4: Does the Plan help to address road congestion, particularly congestion in locations also suffering from congestion related to Port activity?</p>	C1 and C2	Air, Climatic Factors, Population and Human Health
Air, Land and Water Quality			
SA 5: To promote sustainable forms of development that maintain and improve the quality of the District's natural resources, including minerals, soils and waters.	<p>SA 5.1: Does the Plan prioritise the remediation and development of poorer quality brownfield land over greenfield land?</p> <p>SA 5.2: Does the Plan prioritise development of poorer quality agricultural land of the District's best and most versatile agricultural land?</p> <p>SA 5.3: Does the Plan minimise development in mineral safeguarding areas?</p> <p>SA 5.4: Does the Plan direct inappropriate development away from source protection zones?</p> <p>SA 5.5: Does the Plan minimise water use?</p> <p>SA 5.6: Does the Plan address capacity issues in the District's wastewater infrastructure, most notably at Whitfield, and safeguard and enhance the quality of the District's ground, surface and coastal waters?</p> <p>SA 5.7: Does the Plan encourage the reuse and sourcing of local materials?</p> <p>SA 5.8: Does the Plan encourage a reduction in waste production and the movement of waste management practices up the waste hierarchy?</p>	D1, D2, D3, D4, D5 and D6	Soil, Water, Biodiversity, Human Health, Flora and Fauna and Landscape
SA 6: To reduce air pollution and ensure air quality continues to improve.	SA 6.1: Does the plan avoid, minimise and mitigate the effects of poor air quality?	D3	Air, Climatic Factors and Human Health

SA Objective	Appraisal Questions: Will the Plan/option lead to...?	Relevant Key Issue (see Table 3.1)	Relevant SEA Topics
Climate Change Adaptation and Mitigation			
SA 7: To avoid and mitigate flood risk and adapt to the effects of climate change.	SA 7.1: Does the Plan avoid placing people and property in areas of flood risk, or where it exceptionally does, is it safe without increasing flood risk elsewhere, taking into account the impact of climate change? SA 7.2: Does the Plan promote climate change resilience through sustainable siting, design, landscaping and infrastructure?	E1, E2 and E3	Water, Soil, Climatic Factors and Human Health
SA 8: To mitigate climate change by actively reducing greenhouse gas emissions.	SA 8.1: Does the Plan promote energy efficiency and the generation of clean, low carbon, decentralised and renewable electricity and heat? SA 8.2: Does the Plan promote and facilitate sustainable patterns of development, the use of electric cars, and sustainable modes of transport?	E4	Water, Soil, Climatic Factors and Human Health
Biodiversity			
SA 9: To conserve, connect and enhance the District's wildlife habitats and species.	SA 9.1: Does the Plan avoid and mitigate adverse effects on designated and undesignated ecological assets within and outside the District, including the net loss and fragmentation of green infrastructure? SA 9.2: Does the Plan outline opportunities for improvements to the conservation, connection and enhancement of ecological assets, particularly at risk assets? SA 9.3: Does the Plan provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations? SA 9.4: Does the Plan promote climate change resilience through multifunctional green infrastructure networks for people and wildlife?	F1 and F2	Biodiversity, Flora and Fauna and Landscape
Historic Environment			
SA 10: To conserve and/or enhance the significant qualities, fabric, setting and accessibility of the District's historic environment.	SA 10.1: Does the Plan avoid adverse effects on the District's designated and undesignated heritage assets, including their setting and their contribution to wider local character and distinctiveness?	G1	Cultural Heritage

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SA Objective	Appraisal Questions: Will the Plan/option lead to...?	Relevant Key Issue (see Table 3.1)	Relevant SEA Topics
	<p>SA 10.2: Does the Plan outline opportunities for improvements to the conservation, management and enhancement of the District's heritage assets, particularly at risk assets?</p> <p>SA 10.3: Does the Plan promote access to, as well as enjoyment and understanding of the local historic environment, for the District's residents and visitors?</p>		
SA 11: To conserve and enhance the special qualities, accessibility, local character and distinctiveness of the District's settlements, coastline and countryside.	<p>SA 11.1: Does the Plan protect the District's sensitive and special landscapes, seascapes and townscapes?</p> <p>SA 11.2: Does the Plan prohibit inappropriate development that will have an adverse effect on the character of the District's countryside, coastline and settlements?</p>	H1	Landscape, Cultural Heritage, Biodiversity and Flora and Fauna

1.18 The findings of the SA of growth and spatial options, site options and policies are presented in SA matrices, which include a colour coded symbol showing the score for the site against each of the SA objectives along with concise justification for the score given. The use of colour coding in the matrices allows for likely significant effects (both positive and negative) to be easily identified, as shown in the figure below.

Figure 1: Key to symbols and colour coding used in the SA of the Dover District Local Plan

++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.
+	Minor positive effect likely.
+/- or +/-	Mixed minor or significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

Assumptions and Uncertainty

Assumptions to be applied during the SA

1.19 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, detailed area-based assessment criteria and a series of associated precautionary assumptions were developed and applied. These assumptions set out clear parameters within which certain effects are identified against each SA objective in the SA framework. These detailed criteria and associated precautionary assumptions are presented in Appendix C of the full SA report. These assumptions were applied through the use of Geographical Information Systems (GIS).

1.20 The criteria draw on the most up to date international, national, regional and local data sets available for each SA objective and take into account relevant comments made during the consultation on the SA Scoping Report.

Difficulties Encountered

1.21 The SEA Regulations, Schedule 2(8) require the Environmental Report to include:

“...a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.”

1.22 Notable limitations of the SA process to date include:

- The growth and spatial options represent strategic principles for the scale and distribution of growth to be delivered over the Plan period. Consequently, the SA focusses on the likely strategic implications of their implementation. This approach ensured that all options could be appraised consistently.
- The site options were appraised using the most up to date environmental, social and economic evidence available, for example the assessment of site options' effects on the District's historic environment, landscapes and townscapes drew on Council officer assessments that considered designated and non-designated assets.
- A 1% overlap concession has been applied to all relevant site assessment criteria set out in Appendix C of the full SA Report to avoid minor digitising errors affecting ratings. For example, a site which borders a designation boundary and

only fractionally overlaps with it will not be downgraded where the overlap is equal to or less than 1% of the total site area. This approach was taken to avoid site options being unnecessarily rated poorly where significant adverse effects are likely to be easily avoidable.

- When applying the criteria and assumptions set out in Appendix C of the full SA Report to inform the SA of site options, distances were measured from the nearest point of a site to the nearest point of the feature(s) in question, which may not always accurately reflect the distance to features for the whole of a site, particularly large sites. This is to ensure a consistent approach for the SA. The Council has examined site options and the evidence to supplement the SA process in selecting preferred development locations and policies.
- The sheer number of strategies, plans, programmes, policy documents, advice and guidance produced by a range of statutory and non-statutory bodies means that it has not been possible within the resources available to consider every potentially relevant document in detail (see Chapter 3 and Appendix B of the full SA Report). However, we have drawn out the key messages relevant to the preparation of the Local Plan and the SA.
- In the absence of a comprehensive GIS data layer that included employment sites of all sizes and types across the District, areas of employment identified at the time of appraisal were used in the analysis, namely Strategic Employment Sites and Enterprise Zones.

1.23 Similarly, with regard to the evidence base set out in Chapter 3 and Appendix B of the full SA Report, every effort has been made to ensure that the SA Report reflects the latest baseline information. The SA of future iterations of the Dover Local Plan and associated new reasonable alternatives will continue to benefit from the most recent, accurate and consistent evidence available.

SA of Growth and Spatial Options

1.24 Local Plan policies and site allocations should be selected and designed to support and deliver a preferred growth and spatial strategy. Therefore, Dover District Council's first priority in the development of its new Local Plan was to identify and appraise a range of growth and spatial options:

- **Growth options** represent the range of potential scales of housing and economic growth that could be planned for over the Local Plan's lifespan (the Local Plan period).
- **Spatial options** represent the range of potential locational distributions for the various growth options over the Local Plan period.

1.25 Three potential scales of growth were identified:

- **Growth Option 1:** Lowest growth scenario – meeting the minimum objectively assessed needs of the District: 8,700 new homes and no new employment land.
- **Growth Option 2:** Medium growth scenario – meeting the minimum objectively assessed housing needs of the District (8,700 new homes) but also maximising the economic growth potential of the District by allocating all suitable and potentially suitable employment land (138,238m²).
- **Growth Option 3:** Highest growth scenario – maximising the residential and economic growth potential of the District by allocating all suitable and potentially suitable housing land (12,111 dwellings) and employment land (138,238m²).

1.26 The three scales of growth identified for further consideration and appraisal could be distributed across the District in many different ways. Five potential distributions of growth (i.e. the pattern and extent of growth in different locations) were identified:

- **Spatial Option A:** Distributing growth to the District's suitable and potentially suitable housing and employment site options (as needed to deliver the scale of growth required⁶).
- **Spatial Option B:** Distributing growth proportionately amongst the District's existing settlements based on their population.

⁶ Suitable sites prioritised over potentially suitable sites for growth option 1.

- **Spatial Option C:** Distributing growth proportionately amongst the District's existing settlements based on the District's defined settlement hierarchy.
- **Spatial Option D:** Distributing growth in the same way as the adopted Local Plan, focussing most growth in and around Dover town.
- **Spatial Option E:** Distributing growth more equally across the District's settlements: Dover, Deal, Sandwich and Aylesham, as well as the rural villages.

1.27 The full range of reasonable growth and spatial options identified during the preparation of the Draft Local Plan and how they relate to one another is set out in **Table 3**. There are 15 combined growth/spatial options in total.

Table 3: Combined growth and spatial options tested through SA during the preparation of the Draft Local Plan

Growth Options 1-3 / Spatial Options A-E	Growth Option 1: Lowest growth scenario – meeting the minimum objectively assessed needs of the District	Growth Option 2: Medium growth scenario – meeting the minimum objectively assessed housing needs of the District and maximising the economic growth potential of the District	Growth Option 3: Highest growth scenario – maximising the residential and economic growth potential of the District
Spatial Option A: Distributing growth to the District's suitable and potentially suitable housing and employment site options (as needed to deliver the scale of growth required).	8,948 ⁷ dwellings distributed by the location of the District's suitable HELAA sites.	8,948 ⁷ dwellings + 138,238m ² of employment land distributed by the location of the District's suitable HELAA sites and suitable and potentially suitable ELR sites.	12,111 dwellings + 138,238m ² of employment land distributed by the location of the District's suitable and potentially suitable HELAA and ELR sites.
Spatial Option B: Distributing growth proportionately amongst the District's existing settlements based on their population.	8,700 dwellings distributed by each existing settlement's population.	8,700 dwellings + 138,238m ² of employment growth distributed by each existing settlement's population.	12,111 dwellings + 138,238m ² of employment growth distributed by each existing settlement's population.
Spatial Option C: Distributing growth proportionately amongst the District's existing settlements based on the District's defined Settlement Hierarchy.	8,700 dwellings distributed by the District's Settlement Hierarchy.	8,700 dwellings + 138,238m ² of employment growth distributed by the District's Settlement Hierarchy.	12,111 dwellings + 138,238m ² of employment growth distributed by the District's Settlement Hierarchy.
Spatial Option D: Distributing growth in the same way as the adopted Local Plan, focussing most growth in and around Dover.	8,700 dwellings distributed consistently with the adopted spatial strategy.	8,700 dwellings + 138,238m ² of employment growth distributed consistently with the adopted spatial strategy.	12,111 dwellings + 138,238m ² of employment growth distributed consistently with the adopted spatial strategy.
Spatial Option E: Distributing growth more equally across the District's settlements: Dover, Deal, Sandwich and Aylesham, as well as the rural villages.	8,700 dwellings distributed more evenly across the District's settlements: Dover, Deal, Sandwich, Aylesham, and the rural villages.	8,700 dwellings + 138,238m ² of employment growth distributed more evenly across the District's settlements: Dover, Deal, Sandwich and Aylesham, and the rural villages.	12,111 dwellings + 138,238m ² of employment growth distributed more evenly across the District's settlements: Dover, Deal, Sandwich and Aylesham, and the rural villages.

⁷ It is noted that the Options 1a and 2a have slightly higher dwelling numbers than the other options under their respective growth columns. This is because options 1a and 2a quote the total capacity of the District's suitable HELAA sites at the time of preparing the Draft Local Plan (8,949 dwellings), while the other options under these two growth scenarios reference the District's rough housing need (8,700 dwellings) in 2020. All the options under growth 1 and 2 have been appraised under the assumption that they will meet the minimum housing needs of the District. Furthermore, the relatively minor difference in total dwelling numbers is not considered to affect the overall findings of the SA against any SA objective at this early high-level stage in the process. The District's housing and employment needs have been refined during the preparation of the Publication Local Plan. Notable changes to the Council's preferred scale and distribution of growth are appraised in Chapter 7, following initial consultation of the draft approach set out in Chapter 6.

Summary of effects

1.28 The full range of SA effects identified through the SA of the Dover Local Plan growth and spatial options are set out by SA objective in **Table 4** below.

1.29 The lower the scale of growth the less housing and employment land delivered in the Plan period. Consequently, the lowest growth scenario (Growth Option 1) generally makes a less significant positive contribution to SA objectives 1 (housing) and 3 (employment) than the highest growth scenario (Growth Option 3). The greater the scale of housing growth (Growth Option 3) the greater the opportunity to provide affordable homes in the District, although it should be noted that the location of homes is particularly important in addressing affordability.

1.30 Growth Options 2 and 3 both increase the provision of employment land in the District. The delivery of new employment land could help to limit out-commuting from some areas, particularly where job opportunities are currently limited, for example at Deal, generating indirect positive effects against SA objectives 2 (health and well-being), 4 (transport), 6 (air pollution) and 8 (climate change). Beyond Deal the benefits of new employment land would most likely be maximised in Dover town, considering the stronger sustainable links at this location.

1.31 The lower the scale of growth the greater the scope to preserve the District's natural resources, the capacity of the existing infrastructure network, and protect the significance and sensitivities of its natural and historic environments. Consequently, the lowest growth scenario minimises significant adverse effects against SA objectives 2 (health and well-being), 4 (transport), 5 (resources), 6 (air pollution), 7 (flood risk), 8 (climate change), 9 (biodiversity), 10 (historic environment) and 11 (landscape).

1.32 Despite this, all growth and spatial options have the potential to generate significant adverse effects against at least some of the SA objectives, particularly against SA objectives 5 (resources), 7 (flood risk), 9 (biodiversity), 10 (historic environment) and 11 (landscape). However, with the notable exception of SA objective 5 (natural resource) and some of the adverse effects identified against the highest growth scenario, the majority of the significant adverse effects identified could potentially be avoided, minimised or significantly mitigated through sensitive site selection and design.

Best performing growth and spatial options (Options C and D)

1.33 Spatial Options C (settlement hierarchy) and D (adopted Plan Dover focus) generally perform the most strongly against the SA objectives, particularly when delivering the lowest or medium growth scenarios.

1.34 Spatial Option C (settlement hierarchy) focusses growth in line with the District's settlement hierarchy, directing more growth to the settlements with the best range and access to service, facilities and job opportunities. This could have benefits in terms of reducing the need to travel by car, encouraging more active healthy lifestyles and limiting air pollution and carbon emissions.

1.35 Spatial Option D (adopted Plan Dover focus) focusses the vast majority of growth in and around Dover town, and only distributes the remaining need to the most accessible service centres in the smaller, more rural settlements. This approach also helps to address the pockets of higher deprivation within Dover town but would be less effective at making positive use of the other larger settlements beyond Dover, such as Aylesham, Deal and Sandwich. Conversely, focusing growth in and around Dover town helps to maximise the use of the District's brownfield land, protecting the natural environment elsewhere in the District. However, concentrating such a significant scale of growth at a single settlement increases the likelihood of adversely affecting known congestion and air quality issues in the town, for example, along the A2/A20. Spatial Option D (adopted Plan Dover focus), and A (suitable sites), also focus the majority of growth away from the District's most sensitive ecological assets as well as the areas of greatest flood risk in the District. Finally, Spatial Option D (adopted Plan Dover focus) helps to minimise the urbanisation of the open countryside, particularly at the lower growth scenarios.

Other growth and spatial options (Options A, B and E)

1.36 Spatial Option A (suitable sites) focusses growth on identified sites, the vast majority of which are within and in close proximity to Dover. Relatively few suitable and potentially suitable sites have currently been identified at Deal and Sandwich, protecting natural resources, ecological and historic assets in and around these settlements. The remaining growth under Spatial Option A (suitable sites) is dispersed amongst sites identified in the District's rural villages. Developing all suitable and potentially suitable sites in the rural villages would result in a higher number of residents having to travel regularly to access services, facilities and jobs, generating negative effects against SA objectives 2 (health and well-being), 4 (transport), 6 (air

pollution) and 8 (climate change). Considering the more undeveloped nature of the rural settlements, Spatial Option A (suitable sites) is likely to result in greater greenfield land take across the Plan area, adversely affecting SA objective 5 (resources). The District's smaller rural settlements are more sensitive to development in terms of their historic character due to their relative openness and ruralness, increasing the likelihood of significant adverse effects against SA objectives 9 (biodiversity), 10 (historic environment) and 11 (landscape).

1.37 The distribution of development set out through Spatial Option E (more even settlement focus) and Spatial Option B (population based) are similar. These spatial options result in the lowest scales of growth in and around Dover town, in favour of greater growth at Deal and the wider network of small settlements. Both spatial options direct growth to the more flood prone and ecologically sensitive north eastern part of the District, increasing the potential for significant negative effects on SA objectives 7 (flood risk) and 9 (biodiversity). Farther afield, the growth accommodated by the District's smaller rural settlements would generate the same notably significant negative effects identified for Spatial Option A (suitable sites) against SA objectives 2 (health and well-being), 4 (transport), 5 (resources), 6 (air pollution), 8 (climate change), 9 (biodiversity), 10 (historic environment) and 11 (landscape).

Table 4: Summary of likely sustainability effects of 15 growth/spatial options appraised during the preparation of the Draft Local Plan

Growth and Spatial Options / SA Objective	Likely Effects														
	Spatial Option A: Suitable Sites			Spatial Option B: Population Based			Spatial Option C: Settlement Hierarchy			Spatial Option D: Adopted Plan Dover Focus			Spatial Option E: More Even Settlement Focus		
	GO1: Low	GO2: Med	GO3: High	GO1: Low	GO2: Med	GO3: High	GO1: Low	GO2: Med	GO3: High	GO1: Low	GO2: Med	GO3: High	GO1: Low	GO2: Med	GO3: High
SA1: Housing	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-
SA2: Health and well-being	++/-	++/-	++/-	--/+	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	--/+	--/+	--/+
SA3: Employment	--/+	++/-	++/-	--/+	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	--/+	--/+	--/+
SA4: Transport	--/+	++/-	--/+	--/+	--/+	--/+	++/-	++/-	++/-	++/-	++/-	++/-	--/+	--/+	--/+
SA5: Resources	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SA6: Air pollution	--/+	--/+	--/+	+/-	+/-	--/+	++/-	++/-	++/-	++/-	++/-	++/-	--/+	--/+	--/+
SA7: Flood risk	--?	--?	--?	--	--	--	--	--	--	-?	-?	-?	--	--	--
SA8: Climate change	--/+	++/-	--/+	--/+	--/+	--/+	++/-	++/-	++/-	++/-	++/-	++/-	--/+	--/+	--/+
SA9: Biodiversity	--?	--?	--	--	--	--	--	--	--	--?	--?	--	--	--	--
SA10: Historic environment	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
SA11: Landscape	--?	--?	--?	--?	--?	--?	--?	--?	--?	-?	-?	--?	--?	--?	--?
Key	++/- Mixed significant positive and minor negative effect likely			+/- or ++/- Mixed minor or significant effect likely			- Minor negative effect likely			--/+ Mixed significant negative and minor positive effect likely			-- Significant negative effect likely		

SA of Site Options

Residential site options

1.38 Tables 5 to 9 illustrate the effects of all the reasonable residential site options appraised, organised and described based on the District's latest Settlement Hierarchy:

- **Table 5** illustrates the effects of the reasonable site options in and around the District's only regional centre: **Dover**. The table also includes the site options in and around the village of **Whitfield**, which lies particularly close to Dover.
- **Table 6** illustrates the effects of site options in and around the District's District Centre: **Deal**.
- **Table 7** illustrates the effects of the reasonable site options in and around the District's rural service centres: **Aylesham** and **Sandwich**.
- **Table 8** illustrates the effects of the reasonable site options in and around the District's local centres: **Ash, Eastry, Elvington, Eythorne, Shepherdswell with Coldred, St Margret's at Cliffe** and **Wingham**.
- **Table 9** illustrates the effects of the reasonable site options in and around the District's villages (**Alkham, Capel le Ferne, East Langdon, Kingsdown, Lydden, Northbourne, Preston, Worth, Chillenden, East Studdal, Finglesham, Great Mongeham, Nonington, Ringwould, Staple, Tilmanstone, West Hougham** and **Woodnesborough**).

1.39 The appraisal of site options in this section of the Non-Technical Summary is 'policy-off', i.e. detailed consideration has not been given to measures that might help to avoid and mitigate adverse effects or enhance positive effects in any given location. This is to ensure that all site options were appraised fairly, based on the same assumptions and to the same level of detail before the Council's final site allocations had been selected. The effects of the Council's selected site allocations, including the policy measures employed to avoid and mitigate identified adverse effects and enhance positive effects are appraised in the section entitled 'Publication Local Plan'.

Summary of significant effects on residential site options

Dover (including Whitfield)

1.40 Table 5 presents the effects of the Dover site options within the Dover District Local Plan. These effects are outlined and summarised in Chapter 5 in the full SA Report. The site options that have been selected for allocation in the Publication Local Plan are highlighted in **bold**.

Table 5: Dover (including Whitfield) residential site options SA findings

Site ID	SA1: Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health risk									
Dover												
DOV019	+	+	-	+	++	0	0?	0	++	-	-?	0?
DOV021*	+	++	--	+	++	0	0?	0	++	-	-?	0?
DOV032	+	++	-	+	++	-	0?	--	++	0	-?	0?
TC4S026	+	++	--	+	++	0	0?	0	++	-	-?	-?
DOV007	+	++	-	+	++	-	0?	--	++	-	-?	0?
DOV018r	+	++	--	+	++	-	0?	--	++	0	-?	0?
DOV018	+	++	--	+	++	-	0?	--	++	0	-?	0?
DOV028	+	++	--	+	++	-	0?	--	++	0	-?	0?
TC4S028	+	+	0	+	+	-	0?	0	+	-	0?	0?
DOV017r2 res	+	++	--	+	++	-	0?	--	++	-	-?	0?
23r – Western Heights res	+	+	-	+	++	0	0?	-	++	--	-?	0?
DOV022Br	+	+	-	+	+	0	0?	-	+	-	0?	0?
DOV022B	+	+	-	+	+	0	0?	-	+	-	0?	0?

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		SA2a: Access to amenities	SA2b: Health risk									
DOV022E	+	+	0	+	+	-	0?	-	+	-	0?	0?
DOV030	+	+	-	+	+	0	0?	0	+	-	-?	0?
DOV010*	+	+	0	+	+	--	0?	0	+	0	0?	0?
TC4S030	+	+	0	+	+	--	0?	0	+	-	0?	0?
DOV009*	+	+	0	+	+	--	0?	0	+	-	-?	0?
TC4S027r	+	+	0	+	+	-	0?	--	+	-	0?	0?
TC4S027	+	+	0	+	+	-	0?	--	+	-	0?	0?
DOV006	+	+	0	+	+	-	0?	-	+	--	-?	0?
DOV025*	+	+	0	+	+	-	0?	-	+	--	0?	-?
DOV022C	+	+	0	+	+	--	0?	--	+	-	0?	0?
DOV026	+	+	0	+	+	--	0?	--	+	-	0?	0?
DOV029*	+	+	0	+	+	-	0?	--	+	--	0?	0?
TC4S083	+	+	--	+	+	0	0?	0	+	--	-?	0?
DOV008	+	-	0	+	-	-	0?	0	-	-	0?	0?
DOV022A*	+	+	--	+	+	--	0?	-	+	-	0?	0?

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		SA2a: Access to amenities	SA2b: Health risk									
DOV035*	+	+	-	+	+	-	0?	-	+	0	-?	0?
DOV017r	+	+	-	+	+	-	0?	-	+	-	-?	0?
DOV023	+	+	-	+	+	-	0?	-	+	-	-?	0?
DOV026r	+	+	0	+	+	-	0?	-	+	-	0?	0?
TC4S115	+	+	0	+	+	-	0?	-	+	-	-?	-?
DOV017	+	+	-	+	+	-	0?	-	+	-	-?	0?
TC4S058	+	-	0	+	-	-	0?	-	-	-	0?	-?
DOV012*	+	-	0	+	-	-	0?	-	-	-	-?	0?
GUS001	+	-	0	+	-	-	0?	-	-	0	-?	-?
GUS002*	+	+	-	+	+	-	0?	-	+	-	-?	-?
Whitfield												
WHI006*	+	0	0	+	+	-	0?	-	+	0	0?	0?
WHI007	+	-	0	+	-	-	0?	-	-	0	-?	0?
WHI008	+	+	-	+	+	-	0?	-	+	-	-?	0?
WHI004	+	-	-	+	-	-	0?	0	-	0	-?	0?

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		SA2a: Access to amenities	SA2b: Health risk									
WHI002	+	-	-	+	--	--	0?	0	--	-	-?	0?
WHI003	+	-	0	+	--	--	0?	0	--	0	-?	0?
WHI005	+	-	0	+	--	--	0?	0	--	-	-?	0?
WHI001r	+	-	-	+	-	--	0?	--	-	--	-?	0?
WHI001	+	-	--	+	-	--	0?	--	-	--	-?	0?
Key⁸	++ Significant positive effect likely		+ Minor positive effect likely		- Minor negative effect likely		-- Significant negative effect likely		0 Negligible effect likely			

⁸ Suitable and potentially suitable Draft Local Plan site options discounted during the preparation of the Publication Local Plan are marked with an *. Sites ending in an r represent previously appraised site options reappraised with revised site boundaries, either late in the preparation of the Draft Local Plan or during the preparation of the Publication Local Plan.

1.41 Around one quarter of the sites in Dover are expected to result in significant positive effects in relation to SA objectives 4 (transport) and 8 (climate change) due to their close proximity to a variety of sustainable modes of transport and services and facilities such as GP surgeries, schools, open space, town centres and employment areas. In addition, just under one quarter of sites are expected to have significant positive effects in relation to SA objective 2a (access to amenities) due to their proximity to services and facilities.

1.42 Approximately half of the sites are expected to have significant negative effects in relation to SA objectives 5 (resources) and 7 (flood risk) due to being located within a Source Protection Zone and/or on some of the best and most versatile agricultural land, and the sites are located within Flood Zone 2 or 3 and/or contain land with a risk of surface water flooding.

1.43 Around one third of the sites are expected to have significant negative effects in relation to SA objectives 2b (health risk) and 9 (biodiversity) due to their exposure to noise pollution and proximity to designated biodiversity sites. In addition, around one in ten sites will have significant negative effects in relation to SA objectives 4 (transport) and 8 (climate change) as they are located some distance from sustainable modes of transport and services and facilities.

1.44 In addition, one site (TC4S115) is expected to have significant negative but uncertain effects in relation to SA objective 11 (landscape) as the site is identified as being of high or moderate-high landscape sensitivity.

1.45 Of the 47 site options within and around Dover (including Guston) and Whitfield, 20 have been allocated in the Publication Local Plan. The Council's reasoning for this is set out in Appendix D of the full SA Report. 15 of the 24 most strongly performing site options have been selected for allocation: DOV019, TC4S026, DOV018r, DOV028, TC4S028, DOV017r2 res, 23r – Western Heights res, DOV022E, DOV030, DOV022Br, TC4S030, TC4S027r, DOV006, DOV022C and WHI008. Of the 23 weaker performing site options in and around Dover, five were selected for allocation: DOV008, DOV017r, DOV023, DOV026r and WHI001r.

1.46 The overall number of site options referenced above reflects the fact that some of the site options were appraised more than once but with slightly different boundaries to the original. The changes to site boundaries were made to better manage the issues and aspirations at each allocation and address considerations that have been raised by key stakeholders (e.g. available accessible routes into and out of certain sites). Similarly, several site options were resubmitted by site promoters in response to the Regulation 18 consultation with alternative boundaries. Amended site options have been appraised alongside their originals and other sites for comparison. They can be distinguished from their original counterparts through the addition of an 'r' at the end of the site reference.

Deal

1.47 Table 6 presents the effects of the Deal site options within the Dover District Local Plan. These effects are outlined and summarised in Chapter 5 in the full SA Report.

Table 6: Deal residential site options SA findings

Site ID	SA1 : Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health Risk									
Deal												
DEA018*	+	+	0	+	+	-	0?	0	+	-	-?	0?
TC4S047	+	+	0	+	+	0	0?	--	+	-	0?	0?
DEA021*	+	+	0	+	+	0	0?	--	+	-	-?	0?
DEA020*	+	-	0	+	+	--	0?	-	+	0	-?	0?
TC4S008	+	-	0	+	0	--	0?	-	0	0	0?	0?
TC4S032	+	-	0	+	0	-	0?	--	0	0	0?	0?
DEA012A	+	+	0	+	+	--	0?	--	+	-	-?	0?
SHO002*	+	0	--	+	+	--	0?	-	+	-	-?	0?
DEA008	+	-	0	+	-	--	0?	0	-	-	-?	0?
SHO004*	+	-	--	+	0	--	0?	0	0	-	-?	0?
WAL002	+	-	0	+	-	-	0?	--	-	-	-?	-?

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		SA2a: Access to amenities	SA2b: Health Risk									
Key ⁹	+			-			--			0		
	Minor positive effect likely			Minor negative effect likely			Significant negative effect likely			Negligible effect likely		

⁹ Suitable and potentially suitable Draft Local Plan site options discounted during the preparation of the Publication Local Plan are marked with an *. Sites ending in an r represent previously appraised site options reappraised with revised site boundaries, either late in the preparation of the Draft Local Plan or during the preparation of the Publication Local Plan.

1.48 Except for one site (DEAO18*), all other sites in Deal are expected to result in some significant negative effects. Around half of the sites in Deal are identified as having significant negative effects in relation to SA objective 5 (resources) and SA objective 7 (flood risk). In addition, the sites to the west of Sholden (SHO002* and SHO004*) are noted to be in close proximity to the A258, which has the potential to generate noise issues for residents in the immediate vicinity, with adverse effects against SA objective 2b (health risk).

1.49 Five of the eleven site options within and around Deal have been allocated in the Publication Local Plan. The Council's reasoning for this is set out in Appendix D of the full SA Report. Three of the six strongest performing sites have been allocated: TC4S047, TC4S008 and TC4S032. Of the five weakest performing site options in and around Deal, two have been selected for allocation: DEA008 and WAL002.

1.50 The overall number of site options referenced above reflects the fact that some of the site options were appraised more than once but with slightly different boundaries to the original. The amended site boundaries are marked 'r' at the end of the site reference.

Rural service centres

1.51 Table 7 presents the effects of the Aylesham and Sandwich site options within the Dover District Local Plan. These effects are outlined and summarised in Chapter 5 in the full SA Report.

Table 7: Rural service centre residential site options SA findings

Site ID	SA1: Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health risk									
Aylesham												
AYL001	+	0	0	+	+	--	0?	0	+	0	-?	0?
AYL004r*	+	-	0	+	-	--	0?	--	-	-	-?	-?
AYL003r2	+	+	0	+	+	--	0?	--	+	--	-?	-?
AYL003r	+	+	0	+	+	--	0?	--	+	--	-?	-?
AYL003	+	+	0	+	+	--	0?	--	+	--	-?	-?
AYL002*	+	-	0	+	-	--	0?	0	-	-	-?	-?
AYL005	+	-	0	+	-	-	0?	0	-	--	-?	-?
AYL004*	+	-	0	+	+	--	0?	--	+	-	-?	-?
Sandwich												
SAN008	+	+	0	+	+	0	0?	--	+	-	-?	-?
SAN004	+	+	0	+	+	--	0?	--	+	-	-?	0?
SAN006	+	+	0	+	+	0	0?	--	+	--	-?	-?
SAN013	+	+	0	+	+	--	0?	--	+	-	-?	0?

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Site ID	SA1: Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health risk									
SAN015r*	+	+	0	+	+	--	0?	--	+	-	0?	-?
SAN015*	+	+	0	+	+	--	0?	--	+	-	0?	-?
SAN007	+	+	0	+	+	--	0?	--	+	-	-?	-?
SAN016	+	+	--	+	+	--	0?	0	+	-	-?	-?
SAN023	+	+	0	+	+	--	0?	--	+	-	-?	-?
SAN024*	+	+	--	+	+	--	0?	0	+	-	-?	-?
SAN019r	+	-	-	+	0	--	0?	0	0	-	-?	0?
SAN019	+	-	--	+	0	--	0?	--	0	-	-?	0?
SAN010	+	-	--	+	-	--	0?	--	-	-	0?	-?
Key¹⁰	+ Minor positive effect likely			- Minor negative effect likely			-- Significant negative effect likely			0 Negligible effect likely		

¹⁰ Suitable and potentially suitable Draft Local Plan site options discounted during the preparation of the Publication Local Plan are marked with an *. Sites ending in an r represent previously appraised site options reappraised with revised site boundaries, either late in the preparation of the Draft Local Plan or during the preparation of the Publication Local Plan.

1.52 All sites within Aylesham and Sandwich are expected to result in at least one significant negative effect in relation to the SA objectives. The vast majority of sites in Aylesham and Sandwich are expected to have significant negative effects on SA objective 5 (resources) due to being located within a Source Protection Zone and/or a significant proportion of the sites being on Grade 1 or 2 agricultural land. In addition, approximately three quarters of the sites are expected to have significant negative effects in relation to SA objective 7 (flood risk) due to being located within Flood Zone 2 or 3 and/or containing land with a risk of surface water flooding. Furthermore, around a quarter of the sites will have significant negative effects in relation to SA objectives 2b (health risk) and 9 (biodiversity).

1.53 Of the 21 site options within and around Aylesham and Sandwich, nine have been allocated in the Publication Local Plan. Seven of the top eleven most strongly performing site options have been selected for allocation: AYL001, SAN008, SAN004, SAN006, SAN013, SAN007 and SAN023. Of the ten remaining weakest performing site options in and around Aylesham and Sandwich, two were selected for allocation: ALY003r2 and SAN019r. The Council's reasoning for this is set out in Appendix D of the full SA Report.

1.54 The overall number of site options referenced above reflects the fact that some of the site options were appraised more than once but with slightly different boundaries to the original. The amended site boundaries are marked 'r' at the end of the site reference.

Local centres

1.55 Table 8 presents the effects of the Local Centre site options within the Dover District Local Plan. These effects are outlined and summarised in Chapter 5 in the full SA Report.

Table 8: Local centre residential site options SA findings

Site ID	SA1 : Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health risk									
Ash												
ASH015	+	0	0	+	-	--	0?	0	-	0	0?	0?
ASH003	+	-	0	+	-	--	0?	0	-	0	-?	0?
ASH011	+	-	0	+	-	--	0?	0	-	0	-?	0?
ASH005*	+	-	0	+	-	--	0?	0	-	0	-?	-?
ASH014	+	-	0	+	-	--	0?	-	-	0	-?	0?
ASH010*	+	-	0	+	-	--	0?	--	-	-	-?	-?
ASH004	+	-	--	+	-	--	0?	--	-	-	-?	-?
ASH008*	+	-	--	+	-	--	0?	--	-	-	-?	-?
Eastry												
EAS011*	+	-	0	+	-	-	0?	0	-	0	-?	0?
EAS002	+	-	0	+	-	-	0?	-	-	-	-?	-?
EAS007	+	-	0	+	-	--	0?	0	-	0	-?	-?
TC4S023	+	-	0	+	-	--	0?	0	-	0	-?	-?

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		SA2a: Access to amenities	SA2b: Health risk									
EAS009	+	-	0	+	-	--	0?	--	-	-	-?	0?
EAS012*	+	-	0	+	-	--	0?	--	-	-	-?	0?
Elvington*												
EYT008	+	0	0	+	0	-	0?	0	0	0	-?	0?
EYT003	+	0	0	+	0	--	0?	0	0	0	-?	0?
EYT012	+	-	0	+	-	-	0?	0	-	0	-?	0?
EYT004*	+	+	0	+	+	--	0?	--	+	0	-?	-?
EYT009	+	+	0	+	+	--	0?	--	+	-	-?	0?
EYT015*	+	-	0	+	-	-	0?	0	-	0	-?	-?
EYT002*	+	-	0	+	-	-	0?	0	-	0	-?	-?
Eythorne												
TC4S039r	+	-	0	+	-	-	0?	0	-	-	0?	-?
TC4S039*	+	-	0	+	-	-	0?	0	-	-	0?	-?
EYT019*	+	-	0	+	-	--	0?	0	-	0	-?	0?
EYT001*	+	-	0	+	-	--	0?	--	-	0	0?	0?

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		SA2a: Access to amenities	SA2b: Health risk									
Shepherdswell with Coldred												
SHE008	+	0	0	+	+	-	0?	0	+	0	-?	0?
TC4S082	+	-	0	+	+	-	0?	0	+	0	0?	0?
SHE001*	+	-	0	+	+	-	0?	0	+	0	-?	-?
SHE004r2	+	-	0	+	+	-	0?	0	+	-	-?	-?
SHE004r	+	-	0	+	+	-	0?	0	+	-	-?	-?
SHE004	+	-	0	+	+	-	0?	0	+	-	-?	-?
SHE013	+	-	0	+	-	-	0?	0	-	0	-?	0?
SHE006	+	-	0	+	0	--	0?	--	0	0	-?	0?
SHE003*	+	-	0	+	-	--	0?	--	-	-	-?	-?
St Margret's at Cliffe												
STM010	+	-	0	+	-	-	0?	0	-	-	-?	-?
STM011*	+	-	0	+	-	-	0?	0	-	-	-?	-?
TC4S073	+	-	0	+	-	-	0?	0	-	-	-?	-?
STM003	+	-	0	+	-	--	0?	0	-	-	0?	0?

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		SA2a: Access to amenities	SA2b: Health risk									
STM006	+	-	0	+	-	--	0?	0	-	0	-?	0?
STM007	+	-	0	+	-	--	0?	0	-	0	--?	0?
STM008	+	-	0	+	-	--	0?	0	-	0	--?	0?
Wingham												
WIN003	+	-	0	+	-	--	0?	0	-	0	0?	0?
WIN004	+	-	0	+	-	--	0?	-	-	-	-?	0?
WIN014	+	-	--	+	-	--	0?	0	-	0	0?	-?
WIN006	+	-	--	+	-	--	0?	0	-	0	-?	-?
Key¹¹	+ Minor positive effect likely			- Minor negative effect likely			-- Significant negative effect likely			0 Negligible effect likely		

¹¹ Suitable and potentially suitable Draft Local Plan site options discounted during the preparation of the Publication Local Plan are marked with an *. Sites ending in an r represent previously appraised site options reappraised with revised site boundaries, either late in the preparation of the Draft Local Plan or during the preparation of the Publication Local Plan.

1.56 Around two thirds of the sites are expected to result in at least one significant negative effect against the SA objectives. Of the sites identified as having significant negative effects, all are expected to have significant negative effects in relation to SA objective 5 (resources) as many sites overlap with greenfield land designated as Source Protection Zone and include best and most versatile agricultural land. In addition, approximately one quarter of sites are expected to have significant negative effects in relation to SA objective 7 (flood risk) as they are located within Flood Zone 2 or 3 and/or contain land with a risk of surface water flooding.

1.57 Furthermore, four sites (WIN0014, WIN006, ASH004 and ASH008) will have significant negative effects in relation to SA objective 2b (health risk), whilst two sites (STM007 and STM008) are expected to have significant negative but uncertain effects in relation to SA objective 10 (historic environment).

1.58 Of the 45 site options within and around the District's local centres, 21 have been allocated in the Publication Local Plan across the settlements of Eastry, Elvington, Eythorne, Shepherdswell with Coldred, St Margret's at Cliffe and Wingham. 11 of the top 23 most strongly performing site options have been selected for allocation: SHE008, TC4S082, EYT008, SHE004r2, EYT003, EYT012, SHE013, EYT009, TC4S039r, WIN003 and STM010. Ten of the remaining 22 weakest performing site options in and around the local centres were selected for allocation: STM003, STM006, EAS002, TC4S023, SHE006, WIN004, STM007, STM008, WIN014 and EAS009. The Council's reasoning for this is set out in Appendix D of the full SA Report.

1.59 The overall number of site options referenced above reflects the fact that some of the site options were appraised more than once but with slightly different boundaries to the original. The amended site boundaries are marked 'r' at the end of the site reference.

Villages

1.60 Table 9 presents the effects of the Village site options within the Dover District Local Plan. These effects are outlined and summarised in Chapter 5 in the full SA Report.

Table 9: Village residential site options SA findings

Site ID	SA1: Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health risk									
Alkham												
ALK003	+	-	0	+	-	--	0?	--	-	0	0?	0?
Capel le Ferne												
CAP009	+	-	0	+	-	--	0?	0	-	0	-?	0?
CAP013	+	-	0	+	-	--	0?	0	-	0	-?	0?
CAP006r	+	-	0	+	-	--	0?	0	-	-	-?	0?
CAP011	+	-	0	+	-	--	0?	-	-	-	-?	-?
CAP006	+	-	0	+	-	--	0?	--	-	-	-?	0?
Chillenden												
GOO007	+	-	0	+	-	--	0?	0	-	0	-?	-?
GOO006	+	-	0	+	-	--	0?	--	-	0	--?	0?
East Langdon												
LAN003	+	-	0	+	-	--	0?	0	-	0	-?	0?
East Studdall												

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		SA2a: Access to amenities	SA2b: Health risk									
SUT002*	+	-	0	+	-	--	0?	0	-	0	-?	0?
SUT009*	+	-	0	+	-	--	0?	0	-	0	-?	0?
TC4S064	+	--	0	+	-	--	0?	-	-	0	0?	-?
Finglesham												
NOR001*	+	-	0	+	-	--	0?	0	-	-	-?	-?
NOR003*	+	-	0	+	-	--	0?	--	-	-	-?	0?
Great Mongeham												
GTM003	+	-	0	+	-	--	0?	0	-	0	-?	0?
Kingsdown												
TC4S074	+	-	0	+	-	0	0?	0	-	-	0?	-?
KIN002	+	-	0	+	-	0	0?	0	-	-	-?	-?
Lydden												
LYD003r	+	+	0	+	+	--	0?	--	+	0	-?	0?
LYD003	+	+	0	+	+	--	0?	--	+	0	-?	0?
LYD001	+	-	0	+	-	-	0?	--	-	-	-?	-?

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		SA2a: Access to amenities	SA2b: Health risk									
Nonington												
NON004*	+	-	0	+	-	--	0?	0	-	0	-?	0?
NON006r	+	-	0	+	-	--	0?	0	-	0	-?	0?
NON006	+	-	0	+	-	--	0?	0	-	0	-?	0?
NON009*	+	-	0	+	-	--	0?	0	-	0	-?	0?
Northbourne												
NOR002	+	-	0	+	-	--	0?	0	-	--	-?	0?
NOR005*	+	-	--	+	-	--	0?	--	-	--	-?	0?
Preston												
PRE003	+	-	0	+	-	--	0?	0	-	-	0?	0?
PRE016	+	-	0	+	-	--	0?	0	-	-	0?	0?
TC4S099	+	-	0	+	-	--	0?	-	-	-	-?	0?
PRE001*	+	-	0	+	-	--	0?	0	-	--	0?	-?
PRE017	+	-	0	+	-	--	0?	--	-	-	0?	0?
PRE007*	+	-	0	+	-	--	0?	--	-	-	-?	-?

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		SA2a: Access to amenities	SA2b: Health risk									
Ringwould												
RIN002	+	-	--	+	-	--	0?	0	-	0	-?	0?
RIN004	+	-	--	+	-	--	0?	0	-	0	-?	0?
RIN003*	+	--	--	+	-	--	0?	-	-	-	-?	0?
Staple												
STA004	+	-	0	+	-	--	0?	0	-	0	--?	-?
STA009*	+	-	0	+	-	--	0?	--	-	0	--?	0?
STA010*	+	-	0	+	--	--	0?	--	--	0	0?	0?
STA003*	+	--	0	+	--	--	0?	--	--	0	0?	-?
STA008r*	+	--	0	+	--	--	0?	0	--	0	--?	-?
STA008*	+	--	0	+	--	--	0?	0	--	0	--?	-?
Tilmanstone												
TIL001*	+	-	--	+	-	-	0?	0	-	0	-?	0?
West Hougham												
HOU004*	+	-	0	+	-	--	0?	0	-	0	0?	0?

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		SA2a: Access to amenities	SA2b: Health risk									
TC4S102	+	-	0	+	-	--	0?	0	-	0	-?	0?
Woodnesborough												
WOO002*	+	-	0	+	-	--	0?	0	-	0	0?	0?
WOO005	+	-	0	+	-	--	0?	0	-	0	0?	0?
WOO006	+	-	0	+	-	--	0?	0	-	-	-?	0?
WOO007*	+	--	0	+	-	--	0?	0	-	0	-?	0?
Worth												
WOR007*	+	-	0	+	-	--	0?	0	-	-	-?	0?
WOR009	+	-	0	+	-	--	0?	0	-	-	-?	0?
WOR006	+	-	0	+	-	--	0?	--	-	-	0?	0?
Key¹²	+ Minor positive effect likely			- Minor negative effect likely			-- Significant negative effect likely			0 Negligible effect likely		

¹² Suitable and potentially suitable Draft Local Plan site options discounted during the preparation of the Publication Local Plan are marked with an *. Sites ending in an r represent previously appraised site options reappraised with revised site boundaries, either late in the preparation of the Draft Local Plan or during the preparation of the Publication Local Plan.

1.61 With the exception of the two sites in Kingsdown, all sites in villages are expected to result in some significant negative effects in relation to the SA objectives. The vast majority will have significant negative effects on SA objective 5 (resources) as many of these sites overlap with Source Protection Zones and contain some of the best and most versatile agricultural land. Additionally, around one quarter of sites are likely to result in significant negative effects on SA objective 7 (food risk) due to being located within Flood Zone 2 or 3 and/or containing land with a risk of surface water flooding.

1.62 Approximately 1 in 10 sites are expected to have significant negative effects in relation to SA objectives 2a (access to amenities) and 2b (health risk) due to their poor accessibility to services such as GPs, schools, town centres, open space etc. and their proximity to noise sources, respectively. For example, the Ringwould site options (RIN002, RIN003* and RIN004) are in particularly close proximity to the A258, which has the potential to generate noise issues for residents in the immediate vicinity, with adverse effects on health and well-being.

1.63 In addition, around one tenth of the sites are expected to have significant negative effects in relation to SA objectives 4 (transport), 8 (climate change), 9 (biodiversity) and 10 (historic environment). For SA objectives 4 and 8, this is due to the sites not being in close proximity to sustainable transport modes and services and facilities. Sites in close proximity to designated biodiversity sites and heritage assets will result in adverse effects in relation to SA objectives 9 and 10.

1.64 Of the 51 site options within and around the District's villages, 22 have been allocated in the Publication Local Plan across the settlements of Alkham, Capel le Ferne, Chillenden, East Langdon, Great Mongeham, Kingsdown, Lydden, Nonington, Preston, Ringwould, Staple, Woodnesborough and Worth. 14 of the top 26 most strongly performing site options have been selected for allocation: LYD003r, TC4S074, KIN002, WOO005, CAP009, CAP013, GTM003, LAN003, NON006r, PRE003, PRE016, CAP006r, WOO006 and WOO009. Of the 25 remaining weakest performing site options in and around the villages, eight have been selected for allocation: ALK003, CAP011, PRE017, RIN002, RIN004, STA004, WOR006 and GOO006. The Council's reasoning for this is set out in Appendix D of the full SA Report.

1.65 The overall number of site options referenced above reflects the fact that some of the site options were appraised more than once but with slightly different boundaries to the original. The amended site boundaries are marked 'r' at the end of the site reference.

Employment site options

1.66 41 employment site options were considered at the Publication Local Plan stage. These sites include new greenfield and brownfield sites as well as established employment sites potentially suitable for expansion and intensification.

Summary of significant effects on employment site options

1.67 Table 10 presents the effects of the employment site options within the Dover District Local Plan. These effects are outlined and summarised in Chapter 5 in the full SA Report.

Table 10: Employment site options SA findings

Site ID	SA1: Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health risk									
Aylesham												
4 – Aylesham Development Area_r	0	+	0	+	++	--	0?	0	++	-	-?	0?
4 – Aylesham Development Area	0	+	0	+	++	--	0?	0	++	-	-?	0?
19 – Aylesham Industrial Estate	0	0	0	+	+	--	0?	0	+	--	0?	0?
14 – Land off Holt Street	0	0	--	+	+	--	0?	-	+	--	-?	-?
Deal												
11 – Albert Road	0	++	0	+	++	0	0?	--	++	--	-?	0?
DEA012A	0	++	0	+	++	--	0?	--	++	-	-?	0?
10 – Deal Business Park	0	+	0	+	+	0	0?	--	+	--	0?	0?
Dover												
23 – The Citadel	0	++	-	+	++	0	0?	0	++	--	-?	0?
23r – Western Heights emp	0	+	-	+	++	0	0?	-	++	--	-?	0?
21 – Midtown_r	0	+	-	+	++	-	0?	--	++	-	-?	0?
21 – Midtown	0	+	-	+	++	-	0?	--	++	-	-?	0?

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		SA2a: Access to amenities	SA2b: Health risk									
22 – Carparks off Castle and Church Street	0	++	-	+	++	-	0?	--	++	--	-?	0?
17 – A20 Sites	0	++	--	+	++	0	0?	--	++	--	-?	0?
DOV017r2 emp	0	++	--	+	++	-	0?	--	++	--	-?	0?
TC4S083	0	+	-	+	+	0	0?	0	+	--	-?	0?
TC4S120	0	0	0	+	+	--	0?	0	+	--	-?	-?
8 – Barwick Road Industrial Estate	0	+	0	+	+	--	0?	--	+	--	0?	0?
TC4S092	0	+	0	+	+	--	0?	--	+	--	-?	0?
9 – Western Docks	0	+	--	+	+	-	0?	--	+	--	-?	0?
18 – Dover Waterfront_r	0	+	--	+	+	-	0?	--	+	--	-?	0?
18 – Dover Waterfront	0	+	--	+	+	-	0?	--	+	--	-?	0?
TC4S075	0	-	0	+	-	-	0?	--	-	--	-?	-?
Eastry												
15 – Land East of Foxborough Hill	0	-	0	+	-	--	0?	0	-	-	-?	-?
24 – Eastry Hospital	0	-	0	+	-	--	0?	--	-	-	-?	0?
Elvington / Eythorne												

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		SA2a: Access to amenities	SA2b: Health risk									
5 – Pike Road Industrial Estate	0	+	--	+	+	-	0?	--	+	--	0?	0?
Northbourne												
6 – Betteshanger Colliery	0	0	--	+	0	--	0?	--	0	--	-?	0?
Ringwould												
16 – Land at Ringwould Alpines	0	0	0	+	0	--	0?	0	0	-	-?	0?
Sandwich												
3 – Sandwich Industrial Estate	0	++	0	+	++	--	0?	--	++	--	-?	-?
3 – Sandwich Industrial Estate_r	0	+	0	+	+	-	0?	--	+	-	-?	-?
2 – Discovery Park_r2 ¹³	0	+	0	+	+	-	0?	--	+	--	-?	0?
2 – Discovery Park_r	0	+	0	+	+	-	0?	--	+	--	-?	0?
2 – Discovery Park	0	+	0	+	+	--	0?	--	+	--	-?	0?
1 – Ramsgate Road	0	-	0	+	-	-	0?	--	-	--	-?	0?
Whitfield												

¹³ Discovery Park is allocated in the Publication Local Plan but does not have a policy because it has outline planning permission. It is allocated for employment use under Strategic Policy 8 (Economic Growth) and forms part of the economic growth strategy.

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		SA2a: Access to amenities	SA2b: Health risk									
12 – Land to East of Sandwich Road	0	+	0	+	+	--	0?	--	+	-	-?	0?
20 – Port Zone	0	-	0	+	+	-	0?	--	+	--	-?	0?
7 – White Cliffs Business Park_r2	0	+	0	+	+	--	0?	--	+	--	-?	-?
7 – White Cliffs Business Park	0	+	0	+	+	--	0?	--	+	--	-?	-?
7 – White Cliffs Business Park_r	0	0	0	+	0	--	0?	--	0	-	-?	-?
7 – White Cliffs Business Park_r3	0	0	0	+	0	--	0?	--	0	--	-?	-?
Worth												
TC4S076	0	-	--	+	-	--	0?	0	-	--	0?	0?
13 – The Worth Centre	0	-	0	+	-	--	0?	--	-	--	-?	0?
Key¹⁴	++ Significant positive effect likely		+ Minor positive effect likely		- Minor negative effect likely		-- Significant negative effect likely		0 Negligible effect likely			

¹⁴ Suitable and potentially suitable Draft Local Plan site options discounted during the preparation of the Publication Local Plan are marked with an *. Sites ending in an r represent previously appraised site options reappraised with revised site boundaries, either late in the preparation of the Draft Local Plan or during the preparation of the Publication Local Plan.

1.68 Approximately one quarter of the employment sites are expected to have significant positive effects in relation to SA objectives 4 (transport) and 8 (climate change) due to their close proximity to sustainable modes of transport (e.g. railway stations and bus stops) and proximity to services and facilities such as GP surgeries, open space and town centres. Likewise, seven sites are expected to have significant positive effects in relation to SA objective 2a (access to amenities) due to their close proximity to amenities.

1.69 Around two thirds of the sites are expected to have significant negative effects in relation to SA objectives 7 (flood risk) and 9 (biodiversity) due to being located within Flood Zone 2 or 3 and/or contain land with a risk of surface water flooding, and are within close proximity to designated biodiversity sites.

1.70 In addition, approximately half the sites are likely to result in significant negative effects on SA objective 5 (resources) due to being located within a Source Protection Zone and/or contain some of the best and most versatile agricultural land in the District. Furthermore, around one quarter of the sites are likely to have significant negative effects in relation to SA objective 2b (health risk) due to their proximity to AQMAs, mine entries, wastewater treatment works and/or waste management facilities.

1.71 Of the 41 site options within and around the District, nine have been allocated in the Publication Local Plan in and around various settlements in the District's settlement hierarchy:

- **Dover/Whitfield** – Of the 21 site options within and around Dover and Whitfield, five Dover sites and one Whitfield site have been allocated in the Publication Local Plan. Three of the eleven most strongly performing site options have been selected for allocation: 23r – Western Heights emp, 21 – Midtown_r and DOV017r2 emp. Of the ten weaker performing sites, three in and around Dover have been selected for allocation: TC4S092, 7 – White Cliffs Business Park_r3 (incl. Phase 4) and 18 – Dover Waterfront_r.
- **Deal** – Of the three site options within and around Deal none have been allocated in the Publication Local Plan.
- **Aylesham/Sandwich** – Of the four Aylesham sites and six Sandwich sites, two have been allocated in the Publication Local Plan: one in the top five best performing sites – Site 4 – Aylesham Development Area and one in the ten weakest performing sites – 14 – Land off Holt Street (Snowdown Colliery). Discovery Park is also allocated in the Publication Local Plan but does not have a policy.
- **Local centres** – The best performing sites are not selected for allocation, but one of the poorer performing sites, TC4S076 (Statenborough Farm), has been allocated.
- **Villages** – None of the four site options within and around the District's villages have been allocated in the Publication Local Plan.

1.72 The Council's reasoning for this is set out in Appendix D of the full SA Report.

1.73 The overall number of site options referenced above reflects the fact that some of the site options were appraised more than once but with slightly different boundaries to the original, all as reasonable alternative site options. The amended site boundaries are marked 'r' at the end of the site reference.

Gypsy and traveller site options

1.74 Three reasonable gypsy and traveller site options have been identified by the Council and appraised through the SA: two in Alkham and one in Aylesham.

1.75 No gypsy and traveller sites have been allocated in the Publication Local Plan in favour of meeting future needs through increasing the number of pitches on existing gypsy and traveller site intensification. The effects of intensification within established gypsy and traveller sites are identified through the SA of the Publication Local Plan, specifically Housing Policy 3 (Meeting the needs of Gypsies and Travellers).

Summary of significant effects on gypsy and traveller site options

1.76 Table 11 presents the effects of the Gypsy and Traveller site options within the Dover District Local Plan. These effects are outlined and summarised in Chapter 5 in the full SA Report.

Table 11: Gypsy and traveller site options SA findings

Site ID	SA1: Housing	SA2: Health and well-being		SA3: Employment	SA4: Transport	SA5: Resources	SA6: Air pollution	SA7: Flood risk	SA8: Climate change	SA9: Biodiversity	SA10: Historic environment	SA11: Landscape
		SA2a: Access to amenities	SA2b: Health risk									
Alkham												
TC4S044	+	-	0	+	-	--	0?	--	-	-	0?	-?
Land to the south of Alkham Valley Road	+	--	0	+	-	--	0?	--	-	-	-?	-?
Aylesham												
Land to the North of Snowdown Caravan Site	+	-	0	+	-	--	0?	0	-	0	0?	0?
Key ¹⁵	+			-			--			0		
	Minor positive effect likely			Minor negative effect likely			Significant negative effect likely			Negligible effect likely		

¹⁵ Suitable and potentially suitable Draft Local Plan site options discounted during the preparation of the Publication Local Plan are marked with an *. Sites ending in an r represent previously appraised site options reappraised with revised site boundaries, either late in the preparation of the Draft Local Plan or during the preparation of the Publication Local Plan.

1.77 All three sites are expected to have significant negative effects in relation to SA objective 5 (resources). In addition, both sites in Alkham are expected to have significant negative effects in relation to SA objective 7 (flood risk), whilst one site (Land to the south of Alkham Valley Road) will have significant negative effects on SA objective 2a (access to amenities).

Draft Local Plan SA

1.78 The Draft Local Plan was appraised towards the end of 2020 (see the full SA Report), comprising Dover District Council's draft vision and associated strategic objectives, in addition to the following policies:

Climate change

- Strategic Policy 1: Planning for Climate Change.
- Development Management Policy 1: Reducing Carbon Emissions.
- Development Management Policy 2: Sustainable Design and Construction.
- Development Management Policy 3: Renewable and Low Carbon Energy.
- Development Management Policy 4: Sustainable Travel.
- Development Management Policy 5: Water Efficiency.
- Development Management Policy 6: Flood Risk.
- Development Management Policy 7: Surface Water Management.
- Development Management Policy 8: Coastal Change Management Areas.
- Development Management Policy 9: Tree Planting and Protection.

New homes

- Strategic Policy 2: Housing Growth.
- Strategic Policy 3: Residential Windfall Development.
- Strategic Policy 4: Whitfield Urban Expansion.
- Strategic Policy 5: North Aylesham.
- Strategic Policy 6: South Aylesham.
- Strategic Policy 7: Eythorne and Elvington Local Centre.
- Site Allocations Policy 1: Housing Allocations.
- Development Management Policy 10: Gypsy and Traveller Site Intensification.
- Site Allocations Policy 2: Land to the South of Alkham Valley Rd/ Land to the rear of The Meadows Alkham.
- Development Management Policy 11: Type and Mix of Housing.
- Development Management Policy 12: Affordable Housing.
- Development Management Policy 13: Rural Local Needs Housing.
- Development Management Policy 14: Gypsy and Traveller Windfall Accommodation.
- Development Management Policy 15: Self and Custom Build Housing.
- Development Management Policy 16: Residential Extensions and Annexes.
- Development Management Policy 17: Houses in Multiple Occupation.

Employment and local economy

- Strategic Policy 8: Economic Growth.
- Strategic Policy 9: Employment Allocations.
- Development Management Policy 18: New Employment Development.
- Development Management Policy 19: Retention of Existing Employment Sites.
- Development Management Policy 20: Loss or Re-development of Employment Sites and Premises.
- Development Management Policy 21: Home Working.
- Development Management Policy 22: Conversion or Rebuild of Rural Buildings for Economic Development Purposes.
- Development Management Policy 23: New Employment Premises in the Countryside.
- Development Management Policy 24: Tourism and Tourist/Visitor Accommodation.

Retail and town centre

- Strategic Policy 10: Quantity and Location of Retail Development.

- Strategic Policy 11: Dover Town Centre.
- Strategic Policy 12: Deal and Sandwich Town Centres.
- Development Management Policy 25: Primary Shopping Areas.
- Development Management Policy 26: Sequential Test and Impact Assessment.
- Development Management Policy 27: Local Centres.
- Development Management Policy 28: Shop Fronts.

Transport and infrastructure

- Strategic Policy 13: Infrastructure and Developer Contributions.
- Strategic Policy 14: Strategic Highway Infrastructure.
- Development Management Policy 29: The Highway Network and Highway Safety.
- Development Management Policy 30: Parking Provision on New Development.
- Development Management Policy 31: Providing Open Space.
- Development Management Policy 32: Playing Pitch Strategy.
- Development Management Policy 33: Protection of Open Space.
- Development Management Policy 34: Community Facilities.
- Development Management Policy 35: Digital Technology.

Design

- Strategic Policy 15: Place Making.
- Development Management Policy 36: Achieving High Quality Design.
- Development Management Policy 37: Quality of Residential Development.

Natural environment

- Strategic Policy 16: Protecting the District's Hierarchy of Designated Environmental Sites.
- Strategic Policy 17: Green Infrastructure and Biodiversity.
- Development Management Policy 38: Biodiversity Net Gain.
- Development Management Policy 39: Landscape Character.
- Development Management Policy 40: Thanet Coast and Sandwich Bay SPA Mitigation Strategy.
- Development Management Policy 41: Air Quality.
- Development Management Policy 42: Water Supply and Quality.
- Development Management Policy 43: The River Dour.

Historic environment

- Strategic Policy 18: Protecting the District's Historic Environment.
- Development Management Policy 44: Designated and Non designated heritage assets.
- Development Management Policy 45: Conservation Areas.
- Development Management Policy 46: Archaeology.
- Development Management Policy 47: Dover Western Heights Fortifications Scheduled Monument and Conservation Area.
- Development Management Policy 48: Historic Parks and Gardens.

1.79 Before the definition of the preferred draft policies, consideration was given to a range of policy options under each of the above listed policy headers. The effects of these alternative policy options were identified and compared in 2020 before the SA of the appraisal of the preferred draft policies. Chapter 6 of the full SA Report contains a comprehensive record of this earlier appraisal work.

Changes between the Draft Local Plan and Publication Local Plan

1.80 The preferred draft policies contained within the Draft Local Plan (2020) represent the latest and most comparable reasonable alternatives to those contained within the Publication Local Plan.

1.81 The effects of the preferred draft policies are generally equal to or more adverse than the policies in the Publication Local Plan. Generally, the changes in effects between the reasonable alternatives included in the Draft Local Plan and the Publication Local Plan policies are minor.

1.82 During the preparation of the Publication Local Plan (see next section), most of the preferred draft policies in the Draft Local Plan were renumbered and renamed, with revisions also made to the policy wording. The design chapter was renamed 'Planning for Healthy and Inclusive Communities' and incorporated some of the policies previously contained within the 'Transport and Infrastructure' chapter, namely Place Making Policies 3: Providing Open Space (known as DM Policy 31: Providing Open Space in the Draft Local Plan), 4: Sports Facilities and Playing Pitch Provision (known as DM Policy 32: Playing Pitch Strategy in the Draft Local Plan), 5: Protection of Open Space and Local Green Space (known as DM Policy 33: Protection of Open Space in the Draft Local Plan) and 6: Community Facilities (known as DM Policy 34: Community Facilities in the Draft Local Plan).

1.83 A new chapter was also created for all strategic and non-strategic housing and employment site allocation policies and structured by settlement. Some of the strategic policies in the Draft Local Plan were moved to this new settlements chapter, namely Site Allocation Policies 1: Whitfield Urban Expansion (WHI001r and WHI008) (known as Strategic Policy 4: Whitfield Urban Expansion in the Draft Local Plan, 23: South Aylesham (AYL003r2), 27: Eythorne and Elvington (EYT003, EYT009 and EYT012) and 4: Dover Western Heights Fortifications Scheduled Monument and Conservation Area (23 – The Citadel). Strategic Policy 12: Strategic Transport Infrastructure (known as DM Policy 4: Sustainable Travel in the Draft Local Plan). A new chapter was also created for the strategic policies but as set out in the full SA Report, the appraisals present the effects of the strategic policies alongside their sibling development management policies to more effectively communicate the synergies between them. The 'policy-off' appraisal of site options (see section entitled 'SA of Site Options') are treated separately in the SA to ensure all site options were appraised to the same level of detail before consideration of detail site allocation policy wording for preferred of selected site allocations. These 'policy-off' appraisals of all site options were used alongside relevant Publication Local Plan policy wording to appraise the site allocation policies within the new settlements chapter.

1.84 In the Publication Local Plan, the following policies appraised at the Draft Local Plan stage were either removed or replaced by another policy:

- Strategic Policy 6: North Aylesham – removed.
- Strategic Policy 9: Employment Allocations – replaced by individual site allocations in the new settlements chapter.
- Strategic Policy 15: Place Making – replaced by Strategic Policy 2: Planning for Healthy and Inclusive Communities.
- DM Policy 12: Affordable Housing – replaced by Strategic Policy 5: Affordable Housing.
- DM Policy 19: Retention of Existing Employment Sites – replaced by Employment Policy 2: Loss or Re-development of Employment Sites and Premises.
- DM Policy 22: Conversion or Re-build of Rural Buildings for Economic Development Purposes – replaced by Employment Policy 1: New Employment Development.
- DM Policy 23: New Employment Premises in the Countryside – replaced by Employment Policy 1: New Employment Development.

Publication Local Plan SA

Vision and Strategic Objectives appraisal

1.85 The Vision of the Dover District Local Plan in 2040 is:

“Dover District in 2040 will be a place of aspiration, providing outstanding opportunities for sustainable living. Initiatives to mitigate against, and adapt to, the climate change emergency will have been undertaken to build resilience across the built and natural environments of the District across the lifetime of the Plan. Through careful stewardship of its world class landscapes, thriving natural environments and wealth of historic sites, Dover District will be a destination of choice for

people of all ages to make their home, for businesses to invest in and for visitors to explore and experience. Community spirit will be strong amongst the residents of the District, with an increased sense of health and well-being.”

1.86 The overarching vision is supported by four other themed visions, used as a framework for 17 strategic objectives as set out in **Table 12**.

Table 12: Publication Local Plan vision themes and strategic objectives

Vision Themes	Strategic Objectives	Relevant Publication Local Plan Policy Chapters
Spectacular and Sustainable Environment	To respond to the challenges of the climate emergency, ensuring that all new development is designed to adapt to, and mitigate against, the effects of climate change, including by reducing carbon emissions, increasing energy efficiency, and through the integration of design and construction features that enable resilience to the harmful effects of climate change.	Climate Change Place Making Natural Environment Historic Environment
	To manage flood risk sustainably in a way that ensures the safety of residents and property, and take opportunities to reduce flood risk where possible.	
	To conserve or enhance the designated and undesignated heritage assets of the District in a manner appropriate to their significance, recognising their intrinsic value as a finite resource as well as their contribution to the character of the District and the positive role they can play in the regeneration of the District.	
	To conserve and enhance the District's biodiversity and green infrastructure, including international, national and locally protected landscapes and coastlines, all designated wildlife sites, priority habitats and species and to enhance ecological connectivity between them, delivering a net gain in biodiversity.	
	To conserve and enhance the District's important natural landscapes and water environments, to ensure these assets can continue to be experienced and valued by residents and visitors and are protected from inappropriate development.	
	To ensure the District's natural resources are used prudently, waste is minimised, and environmental pollution is reduced or avoided.	
Prosperous Economy	To grow and diversify the Dover District economy by making it an attractive and competitive place to start, grow and invest in a broad range of businesses, attracting more and better jobs and attracting and retaining working age people.	Employment and Local Economy Retail and Town Centres Transport and Infrastructure
	To support opportunities to strengthen the role of Dover, Deal and Sandwich town centres through their diversification, enhancement and improvements to the public realm.	
	To provide a range of high-quality tourism and visitor facilities, accommodation and infrastructure, which facilitate the growth of the tourism and visitor economy sector and encourage more visits and longer stays.	
Vibrant Communities	To provide greater choice of high-quality housing to meet the needs of Dover District's growing population and changing demographic, and address affordability issues.	Housing Place Making

Vision Themes	Strategic Objectives	Relevant Publication Local Plan Policy Chapters
	<p>To focus new development at accessible and sustainable locations which can utilise existing infrastructure, facilities and services, and to ensure development contributes to the sustainability of local communities and services, supporting regeneration and wherever possible make the best use of brownfield land.</p> <p>To ensure that new buildings and spaces are of the highest design quality, to create attractive, inclusive, healthy places which promote local distinctiveness and a sense of place.</p> <p>To provide new and improved community infrastructure and assets, including open space and sports facilities to meet the needs of the District's communities.</p>	Transport and Infrastructure
Thriving Places	<p>To support improvements in the health and well-being of residents, improve quality of life for all and reduce health inequalities through high quality place making, including the provision of high-quality green infrastructure and access to attractive areas of public open spaces in the built up areas of the District.</p> <p>To improve connectivity and movement through significantly enhancing the provision of walking and cycling routes and other sustainable modes of transport, as well as delivering improvements to the local and strategic road network.</p> <p>To ensure infrastructure is delivered, in a timely manner, to support the needs of new and existing communities in the District.</p> <p>To work with the Council's partners to ensure that the social, environmental and economic impacts of new developments are mitigated, and that the benefits of new development are captured, to protect the District's people and places.</p>	Place Making Transport and Infrastructure Natural Environment

Summary of Significant Effects

1.87 The Vision and 17 Strategic Objectives have been appraised against each SA Objective in the SA Framework. The effects are summarised in **Table 13** overleaf.

Table 13: likely effects of Publication Local Plan vision and strategic objectives

Vision and Strategic Objectives / SA Objectives	Vision	Strategic Objectives																
		Prosperous Economy			Vibrant Communities				Spectacular and Sustainable Environment						Thriving Places			
		Grow and diversify economy	Improve town centres	Grow tourism and visitor economy	Promote housing choice and affordability	Regeneration and accessibility	Quality design	Improve community infrastructure	Mitigate and adapt to climate change	Reduce and manage flood risk	Conserve and enhance historic assets	Conserve and enhance biodiversity	Conserve and enhance landscapes/seascapes	Minimise resource use, waste and pollution	Improve health and well-being for all	Improve sustainable connectivity	Deliver infrastructure on time	Capture development value and minimise impact
SA1: Housing	++	0	+	-	++	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-
SA2: Health and well-being	++	+	++	+	++	++	++	++	++	++	++	++	++	++	++	++	++	+
SA3: Employment	++	++	+	++	+	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-
SA4: Transport	++	+/-	++	+/-	0	++	0	+	+	0	0	0	0	+	+	++	+	+
SA5: Resources	++	-	+	0	-	++	+	0	+	+	0	+	++	++	0	0	0	+
SA6: Air pollution	++	-	+/-	-	-	+	0	+	+	0	0	+	0	++	+	+/-	+	+
SA7: Flood risk	++	-	+/-	0	-	+	+	+	++	++	0	+	+	+	+	+	+	+
SA8: Climate change	++	-	++	-	-	+	+	0	++	0	0	+	+	+	+	++	+	+
SA9: Biodiversity	++	-	+	-	-	+	+	+/-	+	+	0	++	+	+	+	+	+	+
SA10: Historic environment	++	-	+/-	+/-	-	+/-	++	0	+/-	+	++	0	+	+	+	+	0	+
SA11: Landscape	++	-	+/-	+/-	-	+/-	++	0	+/-	+	++	+	++	+	+	+	0	+
Key	++ Significant positive effect likely			+ Minor positive effect likely				+/- Mixed minor effect likely				- Minor negative effect likely				0 Negligible effect likely		

1.88 The vision is expected to have significant positive effects against all SA objectives. Significant positive effects are identified against SA objectives 1, 2 and 3 as the vision promotes the delivery of a diverse range of high-quality accommodation, the health and well-being of the District's resident's workers and visitors, and growth of a prosperous and diverse economy. Promotion of transport connections and encouragement of safeguarding the District's natural environment will have significant positive effects on SA objectives 4 and 5. Encouraging air quality improvements, and promoting extensive tree planting and sustainable design will result in significant positive effects on SA objectives 6 and 7, respectively, whilst also having positive effects on SA objective 8 and 9. The vision also promotes the protection of heritage assets and the landscape, having significant positive effects in relation to SA objective 10 and 11.

1.89 All strategic objectives (SO) with the exception of 1, 3 and 17 are expected to have significant positive effects in relation to health and well-being (SA Objective 2) because the majority of them promote investment in local facilities and services that will directly or indirectly improve the health and well-being of local residents. Only SO4 (Promote housing choice & affordability) will have significant positive effects in relation to SA Objective 1 (housing).

1.90 SO1 and SO3, which promote growth of the local economy, including tourism industry are expected to have significant positive effects in relation to SA objective 3 whilst the remaining SOs will have minor positive as they promote good place-making that will benefit existing and new workers and businesses, as well as the long-term resilience of the local economy. However, requirements to invest in local communities' services, facilities and infrastructure could reduce the viability of new businesses, having mixed minor negative effects alongside the minor positives identified.

1.91 SO2, SO5 and SO15 focus on regeneration and investment in the connectivity and accessibility of the District's regional and local centres, and therefore are expected to have significant positive effects in relation to SA Objective 4 (transport). SO5, SO12 and SO13 focus on regeneration of the District's existing regional and local centres, including brownfield land, minimising resource use and safeguarding the open countryside, all of which are likely to generate significant positive effects in relation to SA objective 5 (resources). Only SO13 explicitly seeks to reduce pollution, including air pollution, and therefore this is the only SO to have significant positive effects in relation to SA objective 6 (air pollution).

1.92 Two strategic objectives relating to mitigation and adaptation to climate change, and reducing flood risk, are both expected to have significant positive effects in relation to SA Objective 7 (flood risk). The former will also have significant positive effects on SA Objective 8 (climate change) along with SOs relating to sustainable transport and improved town centres.

1.93 The Strategic Objective relating to conserving and enhancing historic assets will have significant positive effects on both the historic environment (SA Objective 10) and the landscape (SA Objective 11). Likewise, Strategic Objectives relating to landscape conservation and enhancement is also expected to have significant positive effects in relation to SA Objective 11. Only one Strategic Objective (Conserve and Enhance Biodiversity) will have significant positive effects in relation to SA Objective 9.

Strategic and non-strategic housing, employment and mixed-use allocation policy appraisals

1.94 The Council has drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define 55 strategic and non-strategic housing, employment and mixed-use allocation policies in the Publication Local Plan:

Strategic housing allocation policies

- Site Allocation Policy 1: Whitfield Urban Expansion (WHI001r and WHI008).
- Site Allocation Policy 24: Land to the South of Aylesham (AYL003r2).
- Site Allocation Policy 28: Land between Eythorne and Elvington (EYT003, EYT009 and EYT012).

Strategic employment allocation policies

- Site Allocation Policy 2: White Cliffs Business Park (7 – White Cliffs Business Park_r3).
- Site Allocation Policy 5: Fort Burgoyne (TC4S092).
- Site Allocation Policy 25: Aylesham Development Area (4 – Aylesham Development Area).
- Site Allocation Policy 26: Former Snowdown Colliery (14 – Land off Holt Street).

Strategic mixed-use allocation policies

- Site Allocation Policy 3: Dover Waterfront (18 – Dover Waterfront_r (employment) and DOV017r (residential)).

- Site Allocation Policy 4: Dover Western Heights Fortifications Scheduled Monument and Conservation Area (23r – Western Heights res (residential) and 23r – Western Heights emp (employment)).

Non-strategic housing allocation policies

- Site Allocation Policy 8: Land adjacent to the Gas Holder, Coombe Valley Road, Dover (DOV022Br).
- Site Allocation Policy 9: Land at Barwick Road Industrial Estate, Coombe Valley, Dover (DOV022E).
- Site Allocation Policy 10: Buckland Paper Mill, Crabble Hill, Dover (DOV023).
- Site Allocation Policy 11: Westmount College, Folkestone Road, Dover (DOV026r).
- Site Allocation Policy 12: Charlton Shopping Centre, High Street, Dover (DOV028).
- Site Allocation Policy 13: Dover Small Sites Policies (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030).
- Site Allocation Policy 14: Land off Cross Road, Deal (DEA008).
- Site Allocation Policy 15: Land at Rays Bottom between Liverpool Road and Hawksdown, Walmer (WAL002).
- Site Allocation Policy 16: Deal Small Sites (GTM003, TC4S008, TC4S032 and TC4S047).
- Site Allocation Policy 17: Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich (SAN004).
- Site Allocation Policy 18: Sandwich Highway Depot/Chippie's Way, Ash Road, Sandwich (SAN006).
- Site Allocation Policy 19: Land at Poplar Meadow, Adjacent to Delfbridge House, Sandwich (SAN007).
- Site Allocation Policy 20: Woods' Yard, rear of 17 Woodnesborough Road, Sandwich (SAN008).
- Site Allocation Policy 21: Land adjacent to Sandwich Technology School, Deal Road, Sandwich (SAN013).
- Site Allocation Policy 22: Land at Archers Low Farm, St Georges Road, Sandwich (SAN023).
- Site Allocation Policy 23: Sydney Nursery, Dover Road (SAN019r).
- Site Allocation Policy 27: Land at Dorman Avenue (AYL001).
- Site Allocation Policy 29: Land on the south eastern side of Roman Way, Elvington (YET008).
- Site Allocation Policy 30: Chapel Hill, Eythorne (TC4S039r).
- Site Allocation Policy 32: Land at Buttsole Pond, Lower Street, Eastry (EAS002).
- Site Allocation Policy 33: Eastry Small Sites (EAS009 and TC4S023).
- Site Allocation Policy 34: Land at Woodhill Farm, Ringwould Road, Kingsdown (KIN002).
- Site Allocation Policy 35: Land adjacent to Courtlands, Kingsdown (TC4S074).
- Site Allocation Policy 36: Land to the north and east of St Andrews Gardens and adjacent to Mill House Shepherdsweil (SHE004r2 and TC4S082).
- Site Allocation Policy 37: Shepherdsweil Small Sites (SHE006 and SHE008).
- Site Allocation Policy 38: Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way, St Margarets at Cliffe (STM003).
- Site Allocation Policy 39: Land to the west of Townsend Farm Road St Margarets at Cliffe (STM007 and STM008).
- Site Allocation Policy 40: St Margaret's Small Sites (STM006 and STM010).
- Site Allocation Policy 41: Footpath Field, Staple Road, Wingham (WIN0014).
- Site Allocation Policy 42: Wingham Small Sites (WIN003 and WIN004).
- Site Allocation Policy 43: Land at Short Lane, Alkham (ALK003).
- Site Allocation Policy 44: Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006r).
- Site Allocation Policy 45: Capel Small Sites (CAP009, CAP011 and CAP013).
- Site Allocation Policy 46: Land adjacent Langdon Court Bungalow, The Street, East Langdon (LAN003).
- Site Allocation Policy 47: Land adjacent to Lydden Court Farm, Church Lane, Lydden (LYD003r).
- Site Allocation Policy 48: Apple Tree Farm and north west of Apple Tree Farm, Stourmouth Road, Preston (PRE003, PRE016 and PRE017).
- Site Allocation Policy 49: Worth Small Sites (WOR006 and WOR009).
- Site Allocation Policy 50: Land adjacent to Short Street, Chillenden (GOO006).
- Site Allocation Policy 51: Land opposite the Conifers, Coldred (SHE013).
- Site Allocation Policy 52: Prima Windows, Easole Street/Sandwich Road, Nonington (NON006r).
- Site Allocation Policy 53: Ringwould Small Sites (RIN002 and RIN004).
- Site Allocation Policy 54: Land at Durlock Road, Staple (STA004).
- Site Allocation Policy 55: Woodnesborough Small Sites (WOO005 and WOO006).

Non-strategic employment allocation policies

- Site Allocation Policy 31: Statenborough Farm (TC4S076).

Non-strategic mixed-use allocation policies

- Site Allocation Policy 6: Dover Mid Town (21 MidTown_r – DOV018 (employment) and DOV018r (residential)).
- Site Allocation Policy 7: Bench Street (DOV017r2 res (residential) and DOV017r2 emp (employment)).

1.95 The site allocation policies have been appraised using the site assumptions outlined in Appendix C of the full SA Report. In addition, consideration has been given to the implications of measures outlined within each site allocation policy, specifically the likelihood of these measures contributing to the mitigation of adverse effects and the enhancement of positive effects. These mitigation measures have been informed by previous iterations of the SA, as well as the HRA.

Summary of Significant Effects on Strategic and Non-Strategic Site Allocation Policies

1.96 Tables 14 to 19 present the effects of the strategic and non-strategic site allocation policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 14: Likely effects of Publication Local Plan Dover site allocation policies

Dover Site Allocation Policies / SA Objectives	Site Allocation Policy 1: Whitfield Urban Expansion (WHI001r and WHI008)	Site Allocation Policy 2: 7 – White Cliffs Business Park_r3	Site Allocation Policy 3: 18 – Dover Waterfront_r (employment) and DOV017r (residential)	Site Allocation Policy 4: 23r – Western Heights res (residential) and 23r – Western Heights emp (employment))	Site Allocation Policy 5: TC4S092	Site Allocation Policy 6: 21 MidTown_r – DOV018 (employment) and DOV018r (residential)	Site Allocation Policy 7: DOV017r2 res (residential) and DOV017r2 emp (employment))	Site Allocation Policy 8: DOV022B	Site Allocation Policy 9: DOV022E	Site Allocation Policy 10: DOV023	Site Allocation Policy 11: DOV026r	Site Allocation Policy 12: DOV028	Site Allocation Policy 13: DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030
SA1: Housing	++	0	+	0	0	+	+	+	+	+	+	+	+
SA2: Health and well-being	++/-	+	--/+	+	+	++/--	++/--	++/--	+	--/+	+	++/--	++/-
SA3: Employment	+	++	++	+/-	+/-	++	++	+	+	+	+	+	+
SA4: Transport	++/-	++	+	++	+	++	++	+	+	+	+	++	++/-
SA5: Resources	--	--	-	0	--	-	-	0	-	-	--	-	--
SA6: Air pollution	+/-	0	-	+	0	-	+	0	0	-	0	0	0
SA7: Flood risk	-	--	-	0	-	-	-	-	-	-	--	-	-
SA8: Climate change	++/-	++	+	++	+	++	++	+	+	+	+	++	++/-
SA9: Biodiversity	--/+	--/+	--	+	+	+/-	--/+	-	-	+/-	-	+/-	--
SA10: Historic environment	+/-	-	-	++	++	+/-	+/-	0	0	+/-	0	-	-
SA11: Landscape	+	+/-	+	++	++	+	0	0	0	0	0	0	0
Key	++ Significant positive effect likely	++/- Mixed significant positive and minor negative effect likely		+	Minor positive effect likely	+/- or ++/-- Mixed minor or significant effect likely		- Minor negative effect likely	--/+ Mixed significant negative and minor positive effect likely		-- Significant negative effect likely	0 Negligible effect likely	

1.97 Site Allocation Policy 1 (WHI001r and WHI008) has the potential to generate a significant positive effect against SA objective 1 (housing) due to the significant number of homes it will deliver and/or its focus on the delivery of a specific type of needed home. Site Allocation Policies 2 (7 – White Cliffs Business Park_r3), 3 (18 – Dover Waterfront_r and DOV017r), 6 (21 MidTown_r – DOV018 and DOV018r) and 7 (DOV017r2 res and DOV017r2 emp) have the potential to have significant positive effects in relation to SA objective 3 (employment) as they promote large scale employment or mixed-use development.

1.98 Site Allocation Policies 1 (WHI001r and WHI008), 2 (7 – White Cliffs Business Park_r3), 4 (23r – Western Heights res (residential) and 23r – Western Heights emp (employment)), 6 (21 MidTown_r – DOV018 and DOV018r), 7 (DOV017r2 res and DOV017r2 emp), 12 (DOV028) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030) are each expected to have significant positive effects in relation to SA objectives 4 (transport) and 8 (climate change) as these sites are located within close proximity to a good range of existing local services and facilities, in addition to sustainable transport options. However, the significant positive effects identified in relation to Site Allocation Policies 1 and 13 are mixed with a minor negative effect. This is because Site Allocation Policy 1 specifically promotes on and off-site sustainable transport measures and financial contributions to increase the frequency of Dover Fastrack, and because some of the sites allocated under Site Allocation Policy 13 are not within close proximity to amenities.

1.99 Site Allocation Policies 4 (23r – Western Heights res (residential) and 23r – Western Heights emp (employment)) and 5 (TC4S092) both have potential to generate significant positive effects in relation to SA objective 10 (historic environment) and 11 (landscape) as both policies are focussed on the conservation, interpretation, promotion and enhancement of the District's historic environments and assets, which also help protect the District's landscapes.

1.100 Several site allocations policies, specifically 1 (WHI001r and WHI008), 2 (7 – White Cliffs Business Park_r3), 5 (TC4S092), 11 (DOV026r) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030) have potential to generate significant negative effects in relation to SA objective 5 (resources) as a result of the delivery of a significant number of homes, loss of large areas of greenfield land, and development within Source Protection Zones. Site Allocation Policies 2 and 11 are also expected to have significant negative effects in relation to climate change adaptation as both sites are identified as being at risk of surface water flooding and no mitigation measures are referenced in the policy.

1.101 Site Allocation Policy 1 (WHI001r and WHI008), 6 (21 MidTown_r – DOV018 and DOV018r), 7 (DOV017r2 res and DOV017r2 emp), 8 (DOV022B), 12 (DOV028) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030) are each expected to have significant positive effects in relation to SA objective 2 (health and well-being) as they promote the delivery new local services and facilities at the centre of the new communities they create, as well as investing in improving the capacity and sustainability of existing local services and facilities, including the local sustainable transport network. However, all the significant positive effects are mixed with either minor negative (Site Allocation Policies 1 and 13) or significant negative (Site Allocation Policies 6, 7, 8, and 12) effects due to their inaccessible locations and/or proximity to noise pollution from major roads.

1.102 Site allocation policies 1 (WHI001r and WHI008), 2 (7 – White Cliffs Business Park_r3), 3 (18 – Dover Waterfront_r and DOV017r), 7 (DOV017r2 res and DOV017r2 emp) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030) have the potential to generate significant negative effects in relation to SA objective 9 (biodiversity) as these sites are located within close proximity of European Sites and/or Sites of Special Scientific Interest and therefore fall within their Impact Risk Zones, in addition to being located within close proximity of designated wildlife sites, ancient woodland and/or habitats. The significant negative effects identified for Site Allocation Policies 1, 2 and 7 are mixed with minor positive effects. This is due to Site Allocation Policy 1 specifically requiring the protection and enhancement of the areas of ancient woodland near the site and a 15 metre buffer zone around the woodlands that comprises semi-natural habitat, planted with native species so as to contribute to the wider ecological networks. Likewise, Site Allocation Policy 2 makes provision for a number of landscaped buffer zones, which will incorporate biodiversity enhancements and connect nearby local wildlife sites. Site Allocation Policy 7 requires enhancements to the biodiversity value of the River Dour corridor.

Table 15: Likely effects of Publication Local Plan Deal site allocation policies

Deal Site Allocation Policies / SA Objectives	Site Allocation Policy 14: DEA008		Site Allocation Policy 15: WAL002		Site Allocation Policy 16: GTM003, TC4S008, TC4S032 and TC4S047	
SA1: Housing	+		+		+	
SA2: Health and well-being	-		-		+/-	
SA3: Employment	+		+		+	
SA4: Transport	+/-		-		+/-	
SA5: Resources	--		-		--	
SA6: Air pollution	0		0		0	
SA7: Flood risk	0		-		-	
SA8: Climate change	+/-		-		+/-	
SA9: Biodiversity	-		-		-	
SA10: Historic environment	-		-		-	
SA11: Landscape	0		-		0	
Key	+	+/-	-	--	0	
	Minor positive effect likely	Mixed minor effect likely	Minor negative effect likely	Significant negative effect likely	Negligible effect likely	

1.103 Strategic Allocation Policies 14 (DEA008) and 16 (GTM003, TC4S008, TC4S032 and TC4S047) are likely to have significant negative effects in relation to SA objective 5 (resources) as both policies would result in the loss of greenfield land, including agricultural land considered to be some of the District's best and most versatile agricultural land, including Grade 1 and 2 land. Additionally, Site Allocation Policy 14 supports development on land that falls within Source Protection Zone 1, whilst one of the site allocations under Site Allocation Policy 16 sits within an area safeguarded for future mineral extraction.

1.104 A precautionary significant negative effect is recorded for Site Allocation Policy 14 (DEA008) because the site is located within close proximity to European Sites and/or Sites of Special Scientific Interest and fall within their Impact Risk Zones defined by Natural England. According to the HRA, although Site Allocation Policy 14 could have high potential to support Golden Plover, given the dependency of these species on offsite arable fields and grasslands, inclusion and implementation of appropriate safeguards and mitigation in the Local Plan would provide certainty that there would be no adverse effect on the integrity of the Thanet Coast and Sandwich Bay SPA and Ramsar site. Although the allocation generally makes reference to the provision of landscape buffers that provide opportunities for biodiversity habitat creation and enhancement, an increasing number of residents at the site has the potential to increase recreational pressure on designated sites. Species and habitats surveys, including wintering bird surveys, would be undertaken to inform ecological mitigation and enhancement measures, but such measures may not avoid all adverse effects.

Table 16: Likely effects of Publication Local Plan Sandwich site allocation policies

Sandwich Site Allocation Policies / SA Objectives	Site Allocation Policy 17: SAN004	Site Allocation Policy 18: SAN006	Site Allocation Policy 19: SAN007	Site Allocation Policy 20: SAN008	Site Allocation Policy 21: SAN013	Site Allocation Policy 22: SAN023	Site Allocation Policy 23: SAN019r
SA1: Housing	+	+	+	+	+	+	+
SA2: Health and well-being	+	+	+	+	+	+	-
SA3: Employment	+	+	+	+	+	+	+
SA4: Transport	+	+	+	+	+	+	-
SA5: Natural resources	--	0	--	0	--	--	--
SA6: Air pollution	0	0	0	0	0	0	0
SA7: Flood risk	-	-	-	-	-	-	0
SA8: Climate change	+	+	+	+	+	+	-
SA9: Biodiversity	-	--	-	-	-	-	-
SA10: Historic environment	-	-	-	-	-	-	-
SA11: Landscape	0	-	-	-	0	-	0
Key	+ Minor positive effect likely		- Minor negative effect likely		-- Significant negative effect likely		0 Negligible effect likely

1.105 Site Allocation Policies 17 (SAN004), 19 (SAN007), 21 (SAN013), 22 (SAN023), and 23 (SAN019r) are likely to have significant negative effects in relation to SA objective 5 (resources) as both policies would result in the loss of greenfield land, including agricultural land considered to be some of the District's best and most versatile agricultural land, including Grade 1 and 2 land. Additionally, Site Allocation Policy 17 supports development on land that falls within an area safeguarded for future mineral extraction.

1.106 Only Site Allocation Policy 18 (SAN006) is expected to result in significant negative effects in relation to SA objective 9 (biodiversity). This is because site SAN006 is located within close proximity to European Sites and/or Sites of Special Scientific Interest and therefore falls within their Impact Risk Zones, in addition to being located within close proximity of a locally designated wildlife site and/or ancient woodland.

Table 17: Likely effects of Publication Local Plan Aylesham site allocation policies

Aylesham Site Allocation Policies / SA Objectives	Site Allocation Policy 24: AYL003r2		Site Allocation Policy 25: 4 – Aylesham Development Area		Site Allocation Policy 26: 14 – Land off Holt Street		Site Allocation Policy 27: AYL001	
SA1: Housing	++		0		0		+	
SA2: Health and well-being	++		+		--		0	
SA3: Employment	+		++		++		+	
SA4: Transport	++		++		+/-		+	
SA5: Resources	--		--		--		--	
SA6: Air pollution	+		0		0		0	
SA7: Flood risk	-		0		-		0	
SA8: Climate change	++		++		+/-		+	
SA9: Biodiversity	--/+?		-		--		0	
SA10: Historic environment	-		-		-		-	
SA11: Landscape	+/-		0		-		0	
Key	++ Significant positive effect likely	+ Minor positive effect likely	+/- Mixed minor effect likely	- Minor negative effect likely	--/+ Mixed significant negative and minor positive effect likely	-- Significant negative effect likely	0 Negligible effect likely	

1.107 Site Allocation Policy 24 (AYL003r2) has the potential to result in a significant positive effect on SA objective 1 (housing) due to the significant number of houses it will deliver. It will also have a significant positive effect on SA objective 2 (health and well-being) because it promotes the delivery of new local services and facilities at the centre of the new community it creates, as well as investing in improving the capacity and sustainability of existing local services and facilities. However, Site Allocation Policy 26 (14 – Land off Holt Street) is expected to generate a significant negative effect in relation to SA objective 2 as the site is located within close proximity of a ‘mine entry’ recorded by the Coal Authority.

1.108 The strategic site allocation policies, 25 (4 – Aylesham Development Area) and 26 (14 – Land off Holt Street), are both expected to have significant positive effects in relation to SA objective 3 (employment) as they are specifically allocated for employment development and due to their size, will help in the delivery of a significant number of new employment opportunities.

1.109 The site allocation policies, 24 (AYL003r2) and 25 (4 – Aylesham Development Area), are each expected to have significant positive effects in relation to SA objectives 4 (transport) and 8 (climate change) as these sites are located within close proximity to a good range of existing local services and facilities, in addition to sustainable transport options, and the policies plan to deliver new local services and facilities at the centre of the new communities they creates, as well as investing in improving the capacity and sustainability of existing local services and facilities.

1.110 All site allocation policies in Aylesham are expected to generate significant negative effects in relation to SA objective 5 (resources) due to the significant number of homes Site Allocation Policy 24 (AYL003r2) will provide, and the fact sites allocated under 25 (4 – Aylesham Development Area), 26 (14 – Land off Holt Street) and 27 (AYL001) are each within Source Protection Zones 2 or 3 and partially on agricultural land (Grade 1, 2 and 3).

1.111 Site Allocation Policies 24 (AYL003r2) and 26 (14 – Land off Holt Street) are each expected to have significant positive effects in relation to SA objective 9 (biodiversity). This is due to both sites intersecting with a designated biodiversity site, and a county/local geological site, respectively. Site Allocation Policy 24 also intersects with a priority habitat as well as being located within close proximity of European Sites and/or Sites of Special Scientific Interest and therefore falls within their Impact Risk Zones defined by Natural England. Site Allocation Policy 25 also intersects with an Impact Risk Zone. The effect against Site Allocation Policy 24 is mixed with a minor positive effect because the policy sets out requirements for notable enhancement to ecological assets and networks within and in the immediate vicinity of development.

Table 18: Likely effects of Publication Local Plan local centre site allocation policies

Local Centre Site Allocation Policies / SA Objectives	Site Allocation Policy 28 : EYT003, EYT009 and EYT012	Site Allocation Policy 29 : EYT008	Site Allocation Policy 30 : TC4S039r	Site Allocation Policy 31 : TC4S076	Site Allocation Policy 32 : EAS002	Site Allocation Policy 33 : EAS009 and TC4S023	Site Allocation Policy 34 : KIN002	Site Allocation Policy 35 : TC4S074	Site Allocation Policy 36 : SHE004r2 and TC4S082	Site Allocation Policy 37 : SHE006 and SHE008	Site Allocation Policy 38 : STM003	Site Allocation Policy 39STM007 and STM008	Site Allocation Policy 40: STM006 and STM010	Site Allocation Policy 41 : WIN0014	Site Allocation Policy 42 : WIN003 and WIN004
SA1: Housing	++	+	+	0	+	+	+	+	+	+	+	+	+	+	+
SA2: Health and well-being	++/-	0	-	-	-	-	-	-	-	-	-	-	-	-	-
SA3: Employment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SA4: Transport	++/-	0	-	-	-	-	-	-	+	+	-	-	-	-	-
SA5: Resources	--	-	-	--	-	--	0	0	-	--	--	--	--	--	--
SA6: Air pollution	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA7: Flood risk	-	0	0	0	0	-	0	0	0	-	0	0	0	0	0
SA8: Climate change	++/-	0	-	-	-	-	-	-	+	+	-	-	-	-	-
SA9: Biodiversity	--/+	0	-	--	-	-	-	-	-	-	-	0	-	-	-
SA10: Historic environment	-	-	0	0	-	-	-	0	-	-	0	--	-	0	-
SA11: Landscape	0	0	-	0	-	-	-	-	-	0	0	0	-	-	0
Key	++ Significant positive effect likely	++/- Mixed significant positive and minor negative effect likely		+	+/- Mixed minor effect likely		- Minor negative effect likely		--/+ Mixed significant negative and minor positive effect likely		-- Significant negative effect likely		0 Negligible effect likely		

1.112 Many site allocation policies in local centres, specifically Site Allocation Policies 28 (EYT003, EYT009 and EYT012), 31 (TC4S076), 33 (EAS009 and TC4S023), 37 (SHE006 and SHE008), 38 (STM003), 39 (STM007 and STM008), 40 (STM006 and STM010), 41 (WIN0014) and 42 (WIN003 and WIN004), are anticipated to generate significant negative effects in relation to SA objective 5 (resources) as the delivery of new homes at many of these sites will result in the loss of greenfield land, including agricultural land considered to be some of the District's, indeed the country's, best and most versatile agricultural land. Furthermore, a large proportion of the strategic and non-strategic housing allocations sit within areas safeguarded for future mineral extraction and two of the sites, STM003 and STM006, fall within a Source Protection Zone.

1.113 Site Allocation Policy 28 (EYT003, EYT009 and EYT012) has the potential to generate a significant positive effect against SA objective 1 (housing) due to the significant number of homes it will deliver and/or its focus on the delivery of a specific type of needed home. In addition, Site Allocation Policy 28 is expected to have significant positive effects in relation to SA objectives 2 (health and well-being), 4 (transport) and 8 (climate change) as it plans to deliver new local services and facilities at the centre of the new community it creates, as well as investing in improving the capacity and sustainability of existing local services and facilities which will encourage more people to travel by active and sustainable modes. However, these significant positive effects are mixed with minor negative effects as the allocation is located farther away from a good range of existing local services and facilities and sustainable transport options in the District, meaning the significant numbers of new residents concentrated in this location are likely to have to travel farther afield for services and facilities not provided on site. The policy also seeks to improve the capacity of the local sustainable transport network, making improvements to the road network may encourage use of the private car.

1.114 Site Allocation Policies 31 (TC4S076) and 41 (WIN0014) are both anticipated to generate significant negative effects in relation to SA objective 2 (health and well-being) due to their relatively close proximity to local sewage treatment works, resulting in the potential need to implement measures to reduce the adverse effects of the odours emanating from the works. Site Allocation Policies 28 (EYT003, EYT009 and EYT012) and 31 (TC4S076) are expected to result in significant negative effects on SA objective 9 (biodiversity) because the sites are located within close proximity to European Sites and/or Sites of Special Scientific Interest and therefore fall within their Impact Risk Zones, in addition to being located within close proximity of designated wildlife sites, ancient woodland and/or habitats, or intersecting them. According to the HRA, although Site Allocation Policy 28 could have high potential to support Golden Plover, given the dependency of these species on offsite arable fields and grasslands, inclusion and implementation of appropriate safeguards and mitigation in the Local Plan would provide certainty that there would be no adverse effect on the integrity of the Thanet Coast and Sandwich Bay SPA and Ramsar site. Although the site allocation policy makes reference to a wintering bird survey, which would be undertaken to inform ecological mitigation measures, such measures may not avoid all adverse effects. Site Allocation Policy 28 sets out requirements for notable enhancement to ecological assets and green infrastructure within and in the immediate vicinity of development, resulting in the potential for minor positive effects against SA objective 9.

1.115 Site Allocation Policy 39 (STM007 and STM008) is expected to result in a significant negative effect on SA objective 10 (historic environment) because the site allocation is located within close proximity to known historic assets.

Table 19: Likely effects of Publication Local Plan larger village site allocation policies

Larger Village Site Allocation Policies / SA Objectives	Site Allocation Policy 43: ALK003	Site Allocation Policy 44: CAP006r	Site Allocation Policy 44 45: CAP009, CAP011 and CAP013	Site Allocation Policy 46: LAN003	Site Allocation Policy 47: LYD003r	Site Allocation Policy 48: PRE003, PRE016 and PRE017	Site Allocation Policy 49: WOR006 and WOR009
SA1: Housing	+	+	+	+	+	+	+
SA2: Health and well-being	-	-	-	-	+	-	-
SA3: Employment	+/-	+/-	+/-	+/-	+/-	+/-	+/-
SA4: Transport	-	-	-	-	+	-	-
SA5: Resources	--	--	--	--	--	--	--
SA6: Air pollution	-	-	-	-	-	-	-
SA7: Flood risk	-	0	-	0	-	--	-
SA8: Climate change	-	-	-	-	+	-	-
SA9: Biodiversity	0	-	-	-	-	--	-
SA10: Historic environment	0	-	-	-	-	0	-
SA11: Landscape	0	0	-	+	0	0	0
Key	+ Minor positive effect likely		+/- Mixed minor effect likely		- Minor negative effect likely	-- Significant negative effect likely	0 Negligible effect likely

1.116 All site allocation policies in larger villages are anticipated to generate significant negative effects in relation to SA objective 5 (resources) as the delivery of new homes at many of these sites will result in the loss of greenfield land, including agricultural land considered to be some of the District's, indeed the country's, best and most versatile agricultural land. A lot of these sites also fall within Source Protection Zones 2 or 3 with one site, ALK003, also falling within a Minerals Safeguarding Area.

1.117 Site Allocation Policy 48 (PRE003, PRE016 and PRE017) is expected to have significant negative effects in relation to SA objective 7 (flood risk) as site PRE017 is identified as being at risk of surface water flooding and mitigation measures are not set out in the policy.

1.118 In addition, Site Allocation Policy 48 is also likely to have a significant negative effect against SA objective 9 (biodiversity) because although the HRA identifies the site as having high potential to support Golden Plover, given the dependency of these species on offsite arable fields and grasslands, inclusion and implementation of appropriate safeguards and mitigation in the Local Plan would provide certainty that there would be no adverse effects on the integrity of the Thanet Coast and Sandwich Bay SPA and Ramsar site. Although Site Allocation Policy 48 makes reference to a wintering bird survey, which would be undertaken to inform ecological mitigation measures, such measures may not avoid all adverse effects.

Table 20: likely effects of Publication Local Plan smaller village and hamlet site allocation policies

Smaller Village and Hamlet Site Allocation Policies / SA Objectives	Site Allocation Policy 50: GOO006	Site Allocation Policy 51: SHE013	Site Allocation Policy 52: NON006r	Site Allocation Policy 53: RIN002 and RIN004	Site Allocation Policy 54: STA004	Site Allocation Policy 55: WOO005 and WOO006
SA1: Housing	+	+	+	+	+	+
SA2: Health and well-being	-	-	-	--	-	-
SA3: Employment	+/-	+/-	+/-	+/-	+/-	+/-
SA4: Transport	-	-	-	-	-	-
SA5: Resources	--	-	--	--	--	--
SA6: Air pollution	-	-	-	-	-	-
SA7: Flood risk	--	0	0	0	0	0
SA8: Climate change	-	-	-	-	-	-
SA9: Biodiversity	0	0	0	0	0	-
SA10: Historic environment	--	-	-	-	--	-
SA11: Landscape	0	0	0		-	
Key	+		+/-	-	--	0
	Minor positive effect likely		Mixed minor effect likely	Minor negative effect likely	Significant negative effect likely	Negligible effect likely

1.119 All but one of the site allocation policies in smaller villages and hamlets are anticipated to generate significant negative effects in relation to SA objective 5 (resources) as the delivery of new homes at many of these sites will result in the loss of greenfield land, including agricultural land considered to be some of the District's, indeed the country's, best and most versatile agricultural land. A lot of these sites also fall within a Source Protection Zone and one site, STA004, also falls within a Minerals Safeguarding Area.

1.120 In addition, Site Allocation Policy 50 (GOO006) is expected to have a significant negative effect in relation to SA objective 7 (flood risk) as the site is identified as being at severe risk of surface water flooding and mitigation measures are not set out in the policy. Furthermore, Site Allocation Policy 50 is expected to have a significant negative effect in relation to SA objective 10 (historic environment) as some of the sites allocated by this policy are located within close proximity to known historic assets or within historic landscapes or townscapes. Site Allocation Policy 54 (STA004) is also expected to have a significant negative effect in relation to SA objective 10 because development of the site could result in a significant degree of effect on assets of medium or high significance.

1.121 Site Allocation Policy 53 is likely to have a significant negative effect against this SA objective because the sites are exposed to significant levels of noise pollution from the A258 (Dover Road).

Climate change policy appraisals

1.122 The Council has drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define nine climate change policies in the Publication Local Plan:

- Strategic Policy 1: Planning for Climate Change.
- Climate Change Policy 1: Reducing Carbon Emissions.
- Climate Change Policy 2: Sustainable Design and Construction.
- Climate Change Policy 3: Renewable and Low Carbon Energy Development.
- Climate Change Policy 4: Water Efficiency.
- Climate Change Policy 5: Flood Risk.
- Climate Change Policy 6: Surface Water Management.
- Climate Change Policy 7: Coastal Change Management Areas.
- Climate Change Policy 8: Tree Planting and Protection.

Summary of significant effects on climate change policies

1.123 Table 21 presents the effects of the climate change policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 21: Likely effects of Publication Local Plan climate change policies

Climate Change Policies / SA Objectives	Strategic Policy 1: Planning for Climate Change	Climate Change Policy 1: Reducing Carbon Emissions	Climate Change Policy 2: Sustainable Design and Construction	Climate Change Policy 3: Renewable and Low Carbon Energy Development	Climate Change Policy 4: Water Efficiency	Climate Change Policy 5: Flood Risk	Climate Change Policy 6: Surface Water Management	Climate Change Policy 7: Coastal Change Management Areas	Climate Change Policy 8: Tree Planting and Protection
SA1: Housing	+/-	+?/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
SA2: Health and well-being	++	+	+	+	+	++	++	++	+
SA3: Employment	+/-	+?/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
SA4: Transport	++	0	0	-	0	0	0	0	0
SA5: Resources	++	0	++	+/-	++	+	+	++	++
SA6: Air pollution	+	+	+	+	0	0	0	0	+
SA7: Flood risk	++	0	++	0	++	++	++	++	++
SA8: Climate change	++	+	++	++	++	0	0	0	++
SA9: Biodiversity	++	0	+	+/-	+	+	+	+	++
SA10: Historic environment	+/-	+?/-	+/-	0	0	+	+	+	0
SA11: Landscape	+/-	+?/-	+/-	-	+	+	+	+	++
Key	++ Significant positive effect likely		+ Minor positive effect likely		+/- Mixed minor effect likely		- Minor negative effect likely		0 Negligible effect likely

1.124 Strategic Policy 1 (Planning for Climate Change) and Climate Change Policies 2 (Sustainable Design and Construction), 4 (Water Efficiency), 5 (Flood Risk), 6 (Surface Water Management), 7 (Coastal Change Management Areas) and 8 (Tree Planting and Protection) are all expected to generate significant positive effects in relation to SA objective 7 (flood risk) as they directly promote climate change adaptation through sustainable design and construction practices, the management of local flood risk and the expansion and enhancement of the District's green infrastructure network. In addition, Strategic Policy 1 and Climate Change Policies 1 (Reducing Carbon Emissions), 2 (Sustainable Design and Construction), 3 (Renewable and Low Carbon Energy Development), 4 (Water Efficiency) and 8 (Tree Planting and Protection) are expected to also have significant positive effects on SA objective 8 (climate change) as they promote climate change mitigation through the promotion of sustainable design and construction practices, energy efficiency, renewable and low carbon technologies and sustainable and low carbon travel practices.

1.125 Strategic Policy 1 (Planning for Climate Change) and Climate Change Policies 5 (Flood Risk), 6 (Surface Water Management) and 7 (Coastal Change Management Areas) are likely to generate significant positive effects in relation to SA objective 2 (health and well-being) because they focus on protecting the local population from the potential significant health risks associated with flooding, and encourage sustainable and active travel, which contribute to healthy lifestyles and minimise vehicle derived air and noise pollution. The promotion of active travel in Strategic Policy 1 is also expected to have significant positive effects on SA objective 4 (transport).

1.126 Strategic Policy 1 and Climate Change Policies 2 (Sustainable Design and Construction), 4 (Water Efficiency), 7 (Coastal Change Management Areas) and 8 (Tree Planting and Protection), are identified as having significant positive effects in relation to SA objective 5 (resources) focus on the protection of the District's water supply and quality and/or sustainable design and construction practices that minimise resource use and impact on natural resources and protect and expand the District's tree coverage.

1.127 Only Strategic Policy 1 and Climate Change Policy 8 are expected to have significant positive effects in relation to SA objective 9 (biodiversity) as both focus on the expansion and enhancement of the District's green infrastructure network, which could result in benefits for biodiversity. Furthermore, Climate Change Policy 8 is expected to have significant positive effects on landscapes and townscape (SA objective 11) as it promotes the protection and planting of more trees throughout the District, which directly helps to protect and enhance the District's landscapes and townscape.

1.128 All of the effects for Climate Change Policy 1 (Reducing Carbon Emissions) are recorded as uncertain because the actual effect of the policy is partly dependent on the Future Homes standard coming into effect.

Place making policy appraisals

1.129 The Council has drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define seven place making policies in the Publication Local Plan:

- Strategic Policy 2: Planning for Healthy and Inclusive Communities.
- Place Making Policy 1: Achieving High Quality Design and Placemaking.
- Place Making Policy 2: Quality of Residential Accommodation.
- Place Making Policy 3: Providing Open Space.
- Place Making Policy 4: Sports Provision.
- Place Making Policy 5: Protection of Open Space, Sports Facilities and Local Green Space.
- Place Making Policy 6: Community Facilities and Services.

Summary of significant effects on place making policies

1.130 Table 22 presents the effects of the place making policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 22: Likely effects of Publication Local Plan planning for healthy and inclusive communities policies

Planning for Healthy and Inclusive Communities Policies / SA Objectives	Strategic Policy 2: Planning for Healthy and Inclusive Communities	Place Making Policy 1: Achieving High Quality Design and Placemaking	Place Making Policy 2: Quality of Residential Accommodation	Place Making Policy 3: Providing Open Space	Place Making Policy 4: Sports Provision	Place Making Policy 5: Protection of Open Space, Sports Facilities and Local Green Space	Place Making Policy 6: Community Facilities and Services.
SA1: Housing	+/-	++/-	+/-	+/-	+/-	+/-	+/-
SA2: Health and well-being	++	++	++	++	++	+/-	++
SA3: Employment	+/-	++/-	+/-	+/-	+/-	+/-	+/-
SA4: Transport	+	+	0	0	0	0	+
SA5: Resources	0	+	0	0	0	0	0
SA6: Air pollution	+	+	0	+	0	+/-	0
SA7: Flood risk	+	+	0	+	0	0	0
SA8: Climate change	+	+	0	+	0	+/-	0
SA9: Biodiversity	+	+	0	+	0	+/-	0
SA10: Historic environment	+	+	0	+	0	+/-	0
SA11: Landscape	+	++	0	+	0	+/-	0
Key	++ Significant positive effect likely	++/- Mixed significant positive and minor negative effect likely	+ Minor positive effect likely		+/- Mixed minor effect likely		0 Negligible effect likely

1.131 Strategic Policy 2 (Planning for Healthy and Inclusive Communities) and all place making policies with the exception of Place Making Policy 5 (Protection of Open Space and Local Green Space), are expected to generate significant positive effects in relation to SA objective 2 (health and well-being). This is because they focus on achieving high-quality design that promotes sustainability, including active travel, green infrastructure and multi-functional open public spaces. Place making policies also promote development that is well located, supports a wide range of activities and encourage social interaction, is walkable or has access to public transport to facilities and services, and promotes improved health, well-being and social inclusion. Place Making Policy 2 (Quality of Residential Accommodation) requires development to not lead to unacceptable living conditions such as, overlooking, noise, vibration, light pollution, odour, damp and cold. It also sets out accessibility standards that are flexible and adaptive to meet the needs of an aging population. Place Making Policies 3 (Providing Open Space), 4 (Sports Provision) and 6 (Community Facilities and Services) require development to provide and protect key strategic infrastructure and facility needs associated with new development and make improvements where appropriate which will help improve resident, worker and visitor physical and mental health and well-being.

1.132 Place Making Policy 1 (Achieving High Quality Design and Placemaking) is also expected to generate significant positive effects in relation to SA objectives 1 (housing) and 3 (employment), as the policy promotes good housing and employment development design, place making and the need to meet local housing/employment requirements in terms of mix, tenure and type, as well as designing and planning for housing to last. The strength and breadth of these requirements are equally likely to influence the likelihood for negative effects against these objectives, as the more developers delivering homes and employment sites have to invest in infrastructure, the more this will affect the viability and therefore the delivery of development in the District. Therefore, Place Making Policy 1 also recorded a minor negative effect against this SA objective.

1.133 Place Making Policy 1 is also expected to have significant positive effects in relation to SA objective 11 (landscape) as it requires new development to be well designed to respect and enhance local character and distinctiveness, appreciating the existing form of landscapes and townscape. Furthermore, development is encouraged to include enhanced green infrastructure and public realm, which contributes to the District's landscapes and townscape.

New homes policy appraisals

1.134 The Council have drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define 10 new homes policies in the Publication Local Plan:

- Strategic Policy 3: Housing Growth.
- Strategic Policy 4: Residential Windfall Development.
- Strategic Policy 5: Affordable Housing.
- Housing Policy 1: Type and Mix of Housing.
- Housing Policy 2: Rural Local Needs Housing.
- Housing Policy 3: Meeting the needs of Gypsies and Travellers.
- Housing Policy 4: Gypsy and Traveller Windfall Accommodation.
- Housing Policy 5: Self and Custom Build Housing.
- Housing Policy 6: Residential Extensions and Annexes.
- Housing Policy 7: Houses in Multiple Occupation.

Summary of significant effects on new homes policies

1.135 Table 23 presents the effects of the new homes policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 23: Likely effects of Publication Local Plan new homes policies

New Homes Policies / SA Objectives	Strategic Policy 3: Housing Growth	Strategic Policy 4: Residential Windfall Development	Strategic Policy 5: Affordable Housing	Housing Policy 1: Type and Mix of Housing	Housing Policy 2: Rural Local Needs Housing	Housing Policy 3: Meeting the needs of Gypsies and Travellers	Housing Policy 4: Gypsy and Traveller Windfall Accommodation	Housing Policy 5: Self and Custom Build Housing	Housing Policy 6: Residential Extensions and Annexes	Housing Policy 7: Houses in Multiple Occupation
SA1: Housing	++?	+	++/--	++	++	++?	+	+/-	++	++
SA2: Health and well-being	++/-	0	++/-	++	++	++	+	+/-	+	+
SA3: Employment	++/-	0	0	0	0	0	0	0	+	0
SA4: Transport	++/-	-	0	0	-	0	+/-	0	+	-
SA5: Resources	--		0	0	0	0	0	0	0	0
SA6: Air pollution	++/-	0	0	0	0	0	0	0	0	0
SA7: Flood risk	-	0	0	0	0	+	+	0	0	0
SA8: Climate change	++/-	0	0	0	0	0	0	0	0	0
SA9: Biodiversity	-?	+	0	0	+/-	+	+	+/-	+	0
SA10: Historic environment	-	+	0	0	+/-	+	+	+/-	+	0
SA11: Landscape	++	+/-	0	0	+/-	+	+	+/-	+	0
Key	++ Significant positive effect likely	++/- Mixed significant positive and minor negative effect likely		+		+/- or ++/-- Mixed minor or significant effect likely	- Minor negative effect likely	-- Significant negative effect likely		0 Negligible effect likely

1.136 Strategic Policies 3 (Planning for Housing Growth), 4 (Residential Windfall Development) and 5 (Affordable Housing), and Housing Policies 1 (Type and Mix of Housing), 2 (Rural Local Needs Housing), 3 (Meeting the needs of Gypsies and Travellers), 6 (Residential Extensions and Annexes) and 7 (Houses in Multiple Occupation) are all expected to generate significant positive effects in relation to SA objective 1 (housing) due to the significant number of homes they will deliver and/or their focus on the delivery of a specific type of needed home. The significant positive effects for Strategic Policy 3 (Housing Growth) and Housing Policy 3 (Meeting the needs of Gypsies and Travellers) are coupled with some uncertainty in acknowledgement of the fact that the Plan relies on some windfall sites (roughly 1,000 homes and 4 pitches) over the Plan period.

1.137 Furthermore, the significant positive effects identified for Strategic Policy 5 are mixed with significant negative effects in acknowledgement of the fact that the policy does not require the delivery of affordable homes in the District's largest settlement: Dover.

1.138 Strategic Policies 3 and 5, and Housing Policies 1, 2 and 3 are also expected to have significant positive effects on health and well-being (SA objective 2). The positive effects for Strategic Policy 3 (Housing Growth) is due to the policy's aim to deliver the District's housing needs where it is needed, and where accessibility to job opportunities, local services and facilities and strategic and public transport is good. The positive effects for the other policies arise due to the important role these policies have in delivering various types of local housing needs and the subsequent on the health and well-being of the District's local population. However, Strategic Policies 3 and 5 promote housing in rural areas where good accessibility to a wide range of local services and facilities and jobs is less readily available, resulting in the potential for some adverse effects against this SA objective. Therefore, these effects are mixed with minor negative effects.

1.139 Strategic Policy 3 is also expected to have significant positive effects in relation to SA objectives 3 (employment), 4 (transport), 6 (air quality) and 8 (climate change). This is due to the policy promoting housing development where accessibility to jobs, local services and facilities and strategic and public transport is good, thereby improving access to employment opportunities and reducing the need to travel to facilities and services. However, these effects are mixed with minor negative as the policy promotes housing in rural areas where accessibility to a wide range of local services and facilities and jobs is less readily available.

1.140 Strategic Policy 3 is expected to have a significant negative effect in relation to SA objective 5 (resources), as the delivery of such a significant number of homes will result in the loss of large areas of greenfield and agricultural land, including land safeguarded for future mineral extraction.

1.141 Strategic Policy 4 (Residential Windfall Development) is expected to have a significant positive effect in relation to SA objective 11 (landscape) because it requires development to conserve and enhance landscape character. Development proposals are required to be of a scale that is appropriate to the size of the relevant settlement, sensitively located and compatible with the layout, density, fabric and appearance of the settlement, in addition to individually or cumulatively not resulting in coalescence or the merging of separate settlements so as to retain their individual identities.

Employment and local economy policy appraisals

1.142 The Council have drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define five employment and local economy policies in the Publication Local Plan:

- Strategic Policy 6: Economic Growth.
- Employment Policy 1: New Employment Development.
- Employment Policy 2: Loss or Redevelopment of Employment Sites and Premises.
- Employment Policy 3: Businesses Operating from a Residential Property.
- Employment Policy 4: Tourism Accommodation and Attractions.

Summary of significant effects on employment and local economy policies

1.143 Table 24 presents the effects of the employment and local economy policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 24: Likely effects of Publication Local Plan employment and local economy policies

Employment and Local Economy Policies / SA Objectives	Strategic Policy 6: Economic Growth	Employment Policy 1: New Employment Development	Employment Policy 2: Loss or Redevelopment of Employment Sites and Premises	Employment Policy 3: Businesses Operating from a Residential Property	Employment Policy 4: Tourism Accommodation and Attractions	
SA1: Housing	0	0	+	0	0	
SA2: Health and well-being	++/-	+	+	+	+	
SA3: Employment	++	++	+/-	+	++	
SA4: Transport	-	+/-	0	+	+/-	
SA5: Resources	++/--	-	0	0	-	
SA6: Air pollution	-	+/-	0	+	+/-	
SA7: Flood risk	-	0	0	0	0	
SA8: Climate change	-	+/-	0	+	+/-	
SA9: Biodiversity	-	+	0	0	+	
SA10: Historic environment	-	+	0	0	+	
SA11: Landscape	-	+	0	0	+	
Key	++ Significant positive effect likely	++/- Mixed significant positive and minor negative effect likely	+	+/- or ++/-- Mixed minor or significant effect likely	- Minor negative effect likely	0 Negligible effect likely

1.144 Strategic Policy 6 (Economic Growth) and Employment Policies 1 (New Employment Development) and 4 (Tourism Accommodation and Attractions) are all expected to generate significant positive effects in relation to SA objective 3 (employment). This is because these policies support the Council's aspiration to deliver at least the District's minimum economic growth needs through the diversification of the economy, investment in infrastructure and the potential development of significant new employment premises, along with the development of new tourism attractions and holiday accommodation.

1.145 Strategic Policy 6 (Economic Growth) is also expected to generate significant positive effects in relation to SA objective 2 (health and well-being) as this policy aims to deliver a minimum of 117,290 sqm of new employment floorspace over the Plan period and safeguards existing industrial/ commercial/ business land, premises and estates and promotes town centre and rural employment opportunities. This will promote economic prosperity, job growth and inward investment to deliver economic growth in the District. However, the significant positive effect is mixed with a minor negative effect as the intensification, diversification and expansion of the District's economy is likely to create more traffic and activity with the potential to generate more noise, air and light pollution, resulting in the potential adverse effects.

1.146 In addition, Strategic Policy 6 is expected to generate mixed (significant positive and significant negative) effects in relation to SA objective 5 (resources), as although the policy focusses on the intensification of economic growth within the District's existing employment sites and town centres, some of the employment sites contain areas of greenfield land designated as some of the best and most versatile agricultural land in the District, are safeguarded for their mineral resources or sit on top of sensitive source protection zones.

Retail and town centre policy appraisals

1.147 The Council have drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define eight retail and town centre policies in the Publication Local Plan:

- Strategic Policy 7: Retail and Town Centres.
- Strategic Policy 8: Dover Town Centre.
- Strategic Policy 9: Deal Town Centre.
- Strategic Policy 10: Sandwich Town Centre.
- Retail Policy 1: Primary Shopping Areas.
- Retail Policy 2: Sequential Test and Impact Assessment.
- Retail Policy 3: Local Shops.
- Retail Policy 4: Shopfronts.

Summary of significant effects on retail and town centre policies

1.148 Table 25 presents the effects of the retail and town centre policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 25: Likely effects of Publication Local Plan retail and town centre policies

Retail and Town Centre Policies / SA Objectives	Strategic Policy 7: Retail and Town Centres	Strategic Policy 8: Dover Town Centre	Strategic Policy 9: Deal Town Centre	Strategic Policy 10: Sandwich Town Centre	Retail Policy 1: Primary Shopping Areas	Retail Policy 2: Sequential Test and Impact Assessment	Retail Policy 3: Local Shops	Retail Policy 4: Shopfronts
SA1: Housing	+	+	+	+	+	0	+	0
SA2: Health and well-being	++	++	++	++	+	+	+/-	+
SA3: Employment	+	+	+	+	+	+	+	+
SA4: Transport	+	+	+	+	+	+	+	0
SA5: Resources	+	+	+	+	+	+	0	0
SA6: Air pollution	+	+	+	+	+	+	+	0
SA7: Flood risk	+	+	+	+	0	0	0	0
SA8: Climate change	+	+	+	+	+	+	+	0
SA9: Biodiversity	+	+	+	+	0	0	0	0
SA10: Historic environment	+	+	+	+	+	0	0	+
SA11: Landscape	+	+	+	+	+	0	0	+
Key	++ Significant positive effect likely		+ Minor positive effect likely		+/- Mixed minor effect likely		0 Negligible effect likely	

1.149 Strategic Policies 7 (Retail and Town Centres), 8 (Dover Town Centre), 9 (Deal Town Centre) and 10 (Sandwich Town Centre) are expected to have significant positive effects against SA objective 2 (health and well-being) because the policies support the enhancement of the District's most important centres, promoting equality of access and opportunity to deliver adequate provision of services.

Transport and infrastructure policy appraisals

1.150 The Council have drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define eight transport and infrastructure policies in the Publication Local Plan:

- Strategic Policy 11: Infrastructure and Developer Contributions.
- Strategic Policy 12: Strategic Transport Infrastructure.
- Transport and Infrastructure Policy 1: Sustainable Travel.
- Transport and Infrastructure Policy 2: Transport Statements, Assessments and Travel Plans.
- Transport and Infrastructure Policy 3: Parking Provision on New Development.
- Transport and Infrastructure Policy 4: Overnight Lorry Parking Facilities.
- Transport and Infrastructure Policy 5: Digital Technology.

Summary of significant effects on transport and infrastructure policies

1.151 Table 26 presents the effects of the transport and infrastructure policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 26: Likely effects of Publication Local Plan transport and infrastructure policies

Transport and Infrastructure Policies / SA Objectives	Strategic Policy 12: Strategic Transport Infrastructure	Strategic Policy 11: Infrastructure and Developer Contributions	Transport and Infrastructure Policy 1: Sustainable Travel	Transport and Infrastructure Policy 2: Transport Statements, Assessments and Travel Plans	Transport and Infrastructure Policy 3: Parking Provision on New Development	Transport and Infrastructure Policy 4: Overnight Lorry Parking Facilities	Transport and Infrastructure Policy 5: Digital Technology
SA1: Housing	+/-	+/-	+/-	+/-	+/-	+/-	+
SA2: Health and well-being	+/-	++/-	++	+/-	+/-	+/-	+
SA3: Employment	+/-	+/-	+/-	+/-	+/-	+/-	+
SA4: Transport	++/-	++	++	+/-	+/-	+/-	0
SA5: Resources	0	+	0	0	0	-?	0
SA6: Air pollution	+/-	+	+	+/-	+/-	+/-	0
SA7: Flood risk	0	+	0	0	0	-?	0
SA8: Climate change	+/-	+	++	+/-	+/-	+/-	0
SA9: Biodiversity	0	+	+	0	0	-?	0
SA10: Historic environment	0	0	+	0	0	-?	0
SA11: Landscape	0	+	+	0	0	-?	0
Key	++ Significant positive effect likely	++/- Mixed significant positive and minor negative effect likely	+	Minor positive effect likely	+/- Mixed minor effect likely	- Minor negative effect likely	0 Negligible effect likely

1.152 Strategic Policies 11 (Infrastructure and Developer Contributions) and 12 (Strategic Transport Infrastructure), and Transport and Infrastructure Policy 1 (Sustainable Travel) are each expected to generate significant positive effects in relation to SA objective 4 (transport) they encourage sustainable and active travel and a significant proportion of developer contributions will go towards the improvement of the District's transport infrastructure network and general connectivity, including active and more sustainable modes of travel. However, a minor negative effect is also recorded against Strategic Policy 12 (Strategic Transport Infrastructure) because the policy will generally facilitate the road travel, which has the potential to increase the number of vehicles on the road.

1.153 The promotion of active and sustainable travel in Transport and Infrastructure Policy 1 (Sustainable Travel) will also have significant positive effects in relation to SA objective 8 (climate change) because it directly promotes climate change mitigation through sustainable and low carbon travel practices.

1.154 Both Strategic Policy 11 (Infrastructure and Developer Contributions) and Transport and Infrastructure Policy 1 (Sustainable Travel) are expected to generate significant positive effects on SA objective 2 (health and well-being) as these policies require development to provide key strategic infrastructure needs associated with new development, and encourages sustainable and active travel and the delivery of strategic sustainable transport schemes, which contribute to healthy lifestyles. This also helps to minimise the number of private vehicles on the road and the air and noise pollution they create.

Natural environment policy appraisals

1.155 The Council have drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define eight natural environment policies in the Publication Local Plan:

- Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets.
- Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity.
- Natural Environment Policy 1: Biodiversity Net Gain.
- Natural Environment Policy 2: Landscape Character and the Kent Downs AONB.
- Natural Environment Policy 3: Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy.
- Natural Environment Policy 4: Air Quality.
- Natural Environment Policy 5: Water Supply and Quality.
- Natural Environment Policy 6: The River Dour.

Summary of significant effects on natural environment policies

1.156 Table 27 presents the effects of the natural environment policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 27: Likely effects of Publication Local Plan natural environment policies

Natural Environment Policies / SA Objectives	Strategic Policy 13: Protecting the District’ s Hierarchy of Designated Environmental Sites and Biodiversity Assets	Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity	Natural Environment Policy 1: Biodiversity Net Gain	Natural Environment Policy 2: Landscape Character and the Kent Downs AONB	Natural Environment Policy 3: Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy	Natural Environment Policy 4: Air Quality	Natural Environment Policy 5: Water Quality and Supply	Natural Environment Policy 6: The River Dour	
SA1: Housing	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
SA2: Health and well-being	+	+	+	+	+	+	+	+	
SA3: Employment	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
SA4: Transport	0	0	0	0	0	+	0	0	
SA5: Resources	+	+	+	+	+	0	++	+	
SA6: Air pollution	0	0	0	0	0	++	0	0	
SA7: Flood risk	+	+	+	+	0	0	++	+	
SA8: Climate change	+	+	+	+	0	+	0	0	
SA9: Biodiversity	++/-	++	++	+	++	+	+	+	
SA10: Historic environment	+	0	0	+	0	0	0	0	
SA11: Landscape	+	+	+	++	+	0	+	+	
Key	++ Significant positive effect likely		++/- Mixed significant positive and minor negative effect likely		+ Minor positive effect likely		+/- Mixed minor effect likely		0 Negligible effect likely

1.157 Strategic Policies 13 (Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets) and 14 (Enhancing Green Infrastructure and Biodiversity), and Natural Environment Policies 1 (Biodiversity Net Gain) and 3 (Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy) are each expected to generate significant positive effects in relation to SA objective 9 (biodiversity), as they focus on the protection and enhancement of the District's wildlife assets and sensitive areas. The effect for Strategic Policy 13 is mixed with a minor negative as the policy sets out the scenarios in which adverse effects on national and local biodiversity assets may be permitted, albeit in relatively rare occasions and following demonstration that the mitigation hierarchy has been adhered to.

1.158 In addition, Natural Environment Policy 5 (Water Quality and Supply) is expected to have significant positive effects in relation to SA objectives 5 (resources) and 7 (flood risk) as it aims to minimise water use in future developments and protect water quality in the District's water bodies and courses and Groundwater Protection Zones.

1.159 Natural Environment Policy 4 (Air Quality) is expected to generate a significant positive effect in relation to SA objective 6 (air pollution) because this policy encourages development be located near public transport or where walking and cycling is possible, and where development may result in significant deterioration in air quality or where national air quality objectives may be exceeded, an Air Quality Assessment will be required.

1.160 Natural Environment Policy 2 (Landscape Character and the Kent Downs AONB) is expected to generate a significant positive effect in relation to SA objective 11 (townscape) because it focusses on the protection and enhancement of the District's natural and historic landscape and townscape character and in particular the Kent Downs AONB and Heritage Coasts.

Historic environment policy appraisals

1.161 The Council have drawn on initial consultation, the Local Plan evidence base, relevant legislation and the SA to define five historic environment policies in the Publication Local Plan:

- Strategic Policy 15: Protecting the District's Historic Environment.
- Historic Environment Policy 1: Designated and Non Designated Heritage Assets.
- Historic Environment Policy 2: Conservation Areas.
- Historic Environment Policy 3: Archaeology.
- Historic Environment Policy 4: Historic Parks and Gardens.

Summary of significant effects on historic environment policies

1.162 Table 28 presents the effects of the historic environment policies within the Dover District Local Plan. These effects are outlined and summarised in Chapter 7 in the full SA Report.

Table 28: Likely effects of Publication Local Plan historic environment policies

Historic Environment Policies / SA Objectives	Strategic Policy 15: Protecting the District' s Historic Environment	Historic Environment Policy 1: Designated and Non-designated Heritage Assets	Historic Environment Policy 2: Conservation Areas	Historic Environment Policy 3: Archaeology	Historic Environment Policy 4: Historic Parks and Gardens	
SA1: Housing	+/-	+/-	+/-	-	+/-	
SA2: Health and well-being	+	+	+	+	+	
SA3: Employment	+/-	+/-	+/-	-	+/-	
SA4: Transport	0	0	+	0	0	
SA5: Resources	0	0	0	0	0	
SA6: Air pollution	0	0	+	0	0	
SA7: Flood risk	0	0	0	0	0	
SA8: Climate change	0	+	0	0	0	
SA9: Biodiversity	+	+	+	0	+	
SA10: Historic environment	++	++/-	++	++	++	
SA11: Landscape	++	++	++	++	++	
Key	++ Significant positive effect likely	++/- Mixed significant positive and minor negative effect likely	++ Minor positive effect likely	+/- Mixed minor effect likely	- Minor negative effect likely	0 Negligible effect likely

1.163 Strategic Policy 15 (Protecting the District's Historic Environment) and all historic environment policies are expected to generate in significant positive effects in relation to SA objective 10 (historic environment) as the policies are focussed on the conservation, excavation, recording, interpretation, promotion and enhancement of the District's historic environments and assets. In addition, the conservation and enhancement of the historic environment will help protect and enhance the District's landscapes and townscapes, resulting in significant positive effects in relation to SA objective 11 (landscape). However, a minor negative effect is also recorded against SA objective 10 for Historic Environment Policy 1 (Designated and Non Designated Heritage Assets) because the policy sets out when loss of or substantial harm to the significance of designated heritage assets may be permitted.

Mitigation

1.164 It is a requirement of the SEA Regulations that consideration be given to "the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme".

1.165 Table 29 summarises the negative effects that could arise from the implementation of the individual Publication Local Plan policies in relation to each SA objective and how these are likely to be mitigated by other policies in the Publication Local Plan.

Table 29: Potential negative effects of Publication Local Plan policies and potential mitigation measures of other Publication Local Plan policies

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
SA1: Housing	<p>The policy requirements set out in all the climate change policies, healthy and inclusive communities policies, natural environment policies, historic environment policies and all but one of the transport and infrastructure policies could generate minor negative effects against this SA objective because delivering these local requirements has the potential to reduce the affordability of homes and/or their viability over the Plan period, which may impact the ability of the District to meet its housing needs in a timely manner.</p> <p>New home policies, specifically Strategic Policy 5 (Affordable Housing) and Housing Policy 5 (Self and Custom Build Housing) have the potential to generate significant negative and minor negative effects against this SA objective, respectively. The former because the policy does not require developments delivering new homes in the District's regional centre of Dover to provide any affordable housing, and the latter because the policy does not specify the specific type and locations such housing will be delivered, making it less likely such housing will be delivered within the Plan period.</p>	<p>No single policy in the Publication Local Plan actively mitigates the effects of its requirements on the deliverability of the Local Plan to meet the economic and residential growth needs and aspirations of the District; however, the Publication Local Plan will be supported by an appropriate delivery strategy.</p> <p>The District's Whole Plan Viability Study (2020) concludes that all typologies of affordable housing in Dover are shown to be unviable, as a result of the allocated sites being located on previously developed land generating higher development costs and contingencies and the lower value of homes in the town. Therefore, the significant negative effect recorded against this SA objective cannot be reasonably mitigated.</p>
SA2: Health and well-being	<p>New homes policies, namely Strategic Policies 3 (Planning for Housing Growth) and 5 (Affordable Housing), and Housing Policy 5 (Self and Custom Build Housing), have the potential to generate minor negative effects against this SA objective. These effects acknowledge that hundreds of homes will be located in notably rural locations far from accessible essential local services and facilities. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the policies' focus on only delivering homes in rural locations at a scale consistent with their current accessibility, infrastructure provision and level of services available.</p> <p>Several of the sites are located within the immediate vicinity of busy roads and/or railway lines, the noise impacts from which will need to be adequately minimised.</p> <p>Site allocation policies in Dover expected to have significant negative effects are 3 (18 – Dover Waterfront (employment) and DOV017r (residential)), 6 (21 MidTown_r – DOV018 (employment) and DOV018r (residential)), 7 (DOV017r2 res (residential) and DOV017r2 emp (employment)), 8 (DOV022B), 10 (DOV023) and 12 (DOV028). Site allocation policies in Dover expected to have minor negative effects are 1 (WHI001r and WHI008) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030). Site allocation policies in Deal expected to have minor negative effects are 14 (DEA008), 15 (WAL002) and 16 (GTM003, TC4S008, TC4S032 and TC4S047). One site allocation policy in Sandwich, 22 (SAN019r), is likely to have minor negative effects, whilst one in Aylesham, 26 (14 – Land off Holt Street), is likely to have significant negative effects. All local centre site allocation policies with the exception of 29 (EYT008), 31 (TC4S076) and 41 (WIN0014) are likely to have minor negative effects. Site Allocation Policies 31 (TC4S076) and 41 (WIN0014) are expected to have significant negative effects. All larger village site allocation policies with the exception of 47 (LYD003r) are likely to have minor negative effects. All but one of the smaller village and hamlet site allocations policies are expected to have minor negative effects, whilst the other, Site Allocation Policy 53 (RIN002 and RIN004), is expected to have a significant negative effect. One site allocation policy, 41 (WIN014), is located in relatively close proximity to a local sewage treatment works, resulting in the potential need to implement measures to reduce the adverse effects of the odours emanating from the works.</p> <p>One of the employment and local economy policies, Strategic Policy 6 (Economic Growth), has the potential to generate minor negative effects against this SA objective. This is because the intensification, diversification and expansion of the District's economy is likely to create more traffic and activity with the potential to generate more noise, air and light pollution, resulting in the potential for some adverse effects against this SA objective. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the Publication Local Plan's economic strategy generally focussing on areas of existing activity where effects are already occurring. Retail Policy 3 (Local Shops) has the potential to generate a minor negative effect against this SA objective because the policy sets out the exceptional circumstances where a change of use may be acceptable. This may result in a new loss of local services and facilities in certain parts of the District, albeit in locations where demand is lower.</p> <p>Transport and infrastructure policies, specifically Strategic Policy 12 (Strategic Transport Infrastructure), Strategic Policy 11 (Infrastructure and Developer Contributions), Transport and Infrastructure Policy 2 (Transport Statements, Assessments and Travel Plans), Transport and Infrastructure Policy 3 (Parking Provision on New Development), Transport and Infrastructure and Policy 4 (Overnight Lorry Parking Facilities) have the potential to generate minor negative effects against this SA objective. This is because of the fact that these policies focus on</p>	<p>The following policies should help to ensure impacts of the new homes policies, site allocation policies, and employment and local economy policies on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 1: Reducing Carbon Emissions. ■ Climate Change 2: Sustainable Design and Construction. ■ Transport and Infrastructure Policy 1: Sustainable Travel. ■ Strategic Policy 7: Retail and Town Centres. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 9: Deal Town Centre. ■ Strategic Policy 10: Sandwich Town Centre. ■ Retail Policy 1: Primary Shopping Areas. ■ Retail Policy 2: Sequential Test and Impact Assessment. ■ Retail Policy 4: Shopfronts. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Strategic Policy 12: Strategic Transport Infrastructure. ■ Transport and Infrastructure Policy 2: Transport Statements, Assessments and Travel Plans. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 4: Sports Facilities and Playing Pitch Provision. ■ Place Making Policy 5: Protection of Open Space and Local Green Space. ■ Place Making Policy 6: Community Facilities. ■ Transport and Infrastructure Policy 5: Digital Technology. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 4: Air Quality. ■ Natural Environment Policy 5: Water Quality and Supply. <p>Furthermore, the adopted Whitfield Masterplan which is in the process of being updated aims to limit the density of homes within the immediate vicinity of the roads and plant trees along the road edges to screen and soften the noise impacts.</p>

¹⁶ The negative effects identified in the SA of the Publication Local Plan Vision and Strategic Objectives are not repeated in this section. This is because the policies in the Publication Local Plan set out the means of achieving the Vision and Strategic Objectives within the Plan period. Therefore, coverage of the ways the negative effects of the policies can be mitigated also covers the opportunities to mitigate the potential negative effects of the Vision and Strategic Objectives.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
	<p>highways improvements, which will facilitate more private vehicles on the District's road network, which has the potential to increase road noise, light and air pollution in the District.</p> <p>Place Making Policy 5 (Protection of Open Spaces and Local Green Space) also has the potential to generate a minor negative effect on this SA objective because it sets out the circumstances in which open space may be lost, offering scope for open space loss in certain parts of the District.</p>	<p>The following policies should help to ensure impacts of Retail Policy 3 (Local Shops) on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 7: Retail and Town Centres. ■ Retail Policy 1: Primary Shopping Areas. ■ Retail Policy 2: Sequential Test and Impact Assessment. ■ Retail Policy 4: Shopfronts. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 6: Community Facilities and Services. ■ Transport and Infrastructure Policy 5: Digital Technology. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Place Making Policy: Quality of Residential Accommodation. <p>The following policies should help to ensure impacts of Place Making Policy 5 (Protection of Open Spaces and Local Green Space) on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 4: Sports Provision. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 6: Community Facilities and Services. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Strategic Policy 11: Green Infrastructure and Biodiversity. <p>The following policies should help to ensure impacts of some of the transport and infrastructure policies on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Transport and Infrastructure Policy 1: Sustainable Travel. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 4: Air Quality. ■ Natural Environment Policy 5: Water Quality and Supply.
SA3: Employment	<p>The policy requirements set out in all the climate change policies, healthy and inclusive communities policies, natural environment policies and historic environment policies could generate minor negative effects against this SA objective because delivering these local requirements has the potential to reduce viability and deliverability of developments over the Plan period, which may impact the ability of the District to meet its employment needs in a timely manner.</p> <p>New homes Strategic Policy 3 (Housing Growth) has the potential to generate minor negative effects against this SA objective. This is in acknowledgement of the fact that hundreds of homes will be located in notably rural locations far from accessible employment opportunities. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the policy focus on only delivering homes in rural locations at a scale consistent with their current accessibility, infrastructure provision and level of services available.</p> <p>Some site allocations policies will have minor negative effects on this SA objective. These are Site Allocation Policies 4 (23r – Western Heights res (residential) and 23r – Western Heights emp (employment)) and 5 (TC4S092) in Dover, and all allocations relating to the larger villages and smaller villages and hamlets. This is due to the fact that although both site allocations in Dover seek to enhance the economic well-being of the town,</p>	<p>No single policy in the Publication Local Plan actively mitigates the effects of its requirements on the deliverability of the Local Plan to meet the economic and residential growth needs and aspirations of the District; however, the Publication Local Plan will be supported by an appropriate delivery strategy.</p> <p>The following policies should help to ensure impacts of the new home Strategic Policy 3 (Housing Growth) and site allocations within Dover and the larger and smaller villages, on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 1: Reducing Carbon Emissions. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Transport and Infrastructure Policy 1: Sustainable Travel. ■ Strategic Policy 6: Economic Growth. ■ Employment Policy 3: Businesses Operating from a Residential Property.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
	<p>could also reduce profitability of new business investments and premises and their overall viability. Although the larger villages and small villages and hamlets will create construction jobs, they are located in relatively remote locations and farther from job opportunities.</p> <p>Employment Policy 2 (Loss or Redevelopment of Employment Sites and Premises) sets out the scenarios in which employment land can be replaced, increasing the likelihood of the loss of economic opportunities in limited scenarios in the District.</p> <p>All transport and infrastructure policies except Transport and Infrastructure Policy 5 (Digital Technology) are expected to have minor negative effects in relation to this SA objective, as infrastructure investment requirements may affect the viability and therefore the delivery of new, affordable business premises in the District.</p>	<ul style="list-style-type: none"> ■ Retail Policy 3: Local Shops. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Strategic Policy 12: Strategic Transport Infrastructure. ■ Place Making Policy 6: Community Facilities and Services. ■ Transport and Infrastructure Policy 5: Digital Technology. <p>All the other employment and local economy policies in the Publication Local Plan should help to ensure impacts of Employment Policy 2 (Loss or Redevelopment of Employment Sites and Premises) on this SA objective are effectively managed through the Plan period, in addition to the climate change policies, healthy and inclusive communities policies, natural environment policies, historic environment policies and transport and infrastructure policies.</p>
SA4: Transport	<p>Climate Change Policy 3 (Renewable and Low Carbon Energy Development) has the potential to generate a minor negative effect against this SA objective because the potential significant levels of construction traffic such schemes could have in potentially remote locations where there is more limited capacity on the highway network.</p> <p>New homes Strategic Policy 3 (Housing Growth), Strategic Policy 4 (Residential Windfall Development), Housing Policy 2 (Rural Local Needs Housing), Housing Policy 4 (Gypsy and Traveller Windfall Accommodation) and Housing Policy 7 (Houses in Multiple Occupation) have the potential to generate minor negative effects against this SA objective. These effects acknowledge that hundreds of homes will be located in notably rural locations where good accessibility to a wide range of local services and facilities and jobs is less readily available, resulting in the need for travel by private vehicles, increasing the potential for congestion at peak times. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the policies' focus on only delivering homes in rural locations at a scale consistent with their current accessibility, infrastructure provision and level of services available. Housing Policy 7 (Houses in Multiple Occupation) prohibits unacceptably harmful impacts on highway safety and increases in on street parking, implying that some adverse effects may be acceptable.</p> <p>Some site allocations policies will have negative effects on this SA objective. Site allocation policies in Dover expected to have minor negative effects are 1 (WHI001r and WHI008) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030), while site allocation policies in Deal expected to have minor negative effects are 14 (DEA008), 15 (WAL002) and 16 (GTM003, TC4S008, TC4S032 and TC4S047). Only Site Allocation Policy 23 (SAN019r) in Sandwich and Site Allocation Policy 26 (14 – Land off Holt Street) in Aylesham will have a minor negative effect. However, all policies with the exception of 29 (I008), 36 (SHE004r2 and TC4S082) and 37 (SHE006 and SHE008) in the local centres will have minor negative effects. Likewise, all policies except 47 (LYD003r) in the larger and smaller villages will have minor negative effects. This is because these site allocations have fairly poor access to local services and facilities, in addition to sustainable transport options.</p> <p>Employment and local economy policies, specifically Strategic Policy 6 (Economic Growth) and Employment Policy 1 (New Employment Development) have the potential to generate minor negative effects against this SA objective. This is because the intensification, diversification and expansion of the District's economy is likely to create more traffic and activity with the potential to generate more congestion, resulting in the potential for some adverse effects against this SA objective. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the Publication Local Plan's economic strategy generally focussing on areas of existing activity where effects are already occurring. Furthermore, Employment Policy 1 (New Employment Development) requires rural employment developments to demonstrate that it will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it. While this does eliminate the potential for significant congestion issues being generated, it does not eliminate the possibility of some adverse effects on the highway network.</p> <p>Transport and infrastructure policies, namely Strategic Policy 12 (Strategic Transport Infrastructure), Transport and Infrastructure Policy 2 (Transport Statements, Assessments and Travel Plans), Transport and Infrastructure Policy 3 (Parking Provision on New Development), and Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) have the potential to generate minor negative effects against this SA objective. This because of the fact that these policies focus on highways improvements, which will facilitate more private vehicles on the District's road network, which has the potential to increase road congestion.</p>	<p>The following policies should help to ensure impacts of Climate Change Policy 3 (Renewable and Low Carbon Energy Development) and the relevant new home, allocation, employment and local economy and transport and infrastructure policies on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Transport and Infrastructure Policy 1: Sustainable Travel. ■ Strategic Policy 7: Retail and Town Centres. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 9: Deal Town Centre. ■ Strategic Policy 10: Sandwich Town Centre. ■ Retail Policy 1: Primary Shopping Areas. ■ Retail Policy 2: Sequential Test and Impact Assessment. ■ Retail Policy 3: Local Shops. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 6: Community Facilities and Services.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
SA5: Resources	<p>Climate Change Policy 3 (Renewable and Low Carbon Energy Development) and Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) have the potential to result in minor adverse effects on this SA objective by virtue of the fact that energy projects and lorry parking facilities, respectively, may often be located on greenfield land, resulting in the loss of its other ecosystem services.</p> <p>New homes Strategic Policy 3 (Housing Growth) is likely to result in a significant negative effect on this SA objective. This is in acknowledgement of the fact that the delivery of such a significant number of homes will result in the loss of large areas of greenfield land, including large areas of agricultural land considered to be some of the District's, indeed the country's, best and most versatile agricultural land. Furthermore, a significant proportion of the housing allocations sit within areas safeguarded for future minerals extraction. The allocations' development through the Plan period will result in the loss of these valuable and irreplaceable natural resources. Strategic Policy 4: Residential Windfall Development is likely to result in a minor negative effect on this SA objective, as it requires windfall development to not result in the significant loss of best and most versatile agricultural land, leaving scope for some adverse effects.</p> <p>All site allocation policies are likely to have a minor or significant negative effects in relation to natural resources, with the exception of Site Allocation Policies 4 (23r – Western Heights res (residential) and 23r – Western Heights emp (employment)) and 8 (DOV022B) in Dover, 18 (SAN006) and 20 (SAN008) in Sandwich, and 34 (KIN002) and 35 (TC4S074) relating to local centres. Significant negative effects are expected for Site Allocation Policies 1 (WHI001r and WHI008), 2 (7 – White Cliffs Business Park_r3), 5 (TC4S092), 11 (DOV026r), 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030), 14 (DEA008), 16 (GTM003, TC4S008, TC4S032 and TC4S047), 17 (SAN004), 19 (SAN007), 21 (SAN013), 22 (SAN023), 23 (SAN019r), 24 (AYL003r2), 25 (4 – Aylesham Development Area), 26 (14 – Land off Holt Street), 27 (AYL001), 28 (AYT003, I009 aIEYT012), 31 (TC4S076), 33 (EAS009 and TC4S023), 37 (SHE006 and SHE008), 38 (STM003), 39 (STM007 and STM008), 40 (STM006 and STM010), 41 (WIN0014), 42 (WIN003 and WIN004), 43 (ALK003), 44 (CAP006r), 45 (CAP009, CAP011 and CAP013), 46 (LAN003), 47 (LYD003r), 48 (PRE003, PRE016 and PRE017), 49 (WOR006 and WOR009), 50 (GOO006), 52 (NON006r), 53 (RIN002 and RIN004), 54 (STA004) and 55 (WOO005 and WOO006). Minor negative effects are expected for Site Allocation Policies 3 (18 – Dover Waterfront_r (employment) and DOV017r (residential)), 6 (21 MidTown_r – DOV018 (employment) and DOV018r (residential)), 9 (DOV022E), 10 (DOV023), 12 (DOV028), 15 (WAL002), 29 (yet008), 30 (TC4S039r), 32 (EAS002), 36 (SHE004r2 and TC4S082) and 51 (SHE013). This is because the development of these site allocations will result in the loss of valuable and irreplaceable natural resources.</p> <p>Employment and local economy Strategic Policy 6 (Economic Growth) is expected to have a significant negative effect against this objective, while Employment Policy 1 (New Employment Development) and Employment Policy 4 (Tourism Accommodation and Attractions) have the potential to generate minor negative effects against this SA objective. This is because the policies facilitate the development of new employment and tourism attractions that have the potential to be developed on greenfield land, where there is greater scope to lose natural resources.</p>	<p>The following policies should help to ensure impacts of Climate Change Policy 3 (Renewable and Low Carbon Energy Development), Transport and Infrastructure Policy 4, the new homes policies, site allocation policies, and employment and local economy policies on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Climate Change Policy 4: Water Efficiency. ■ Climate Change Policy 5: Flood Risk. ■ Climate Change Policy 6: Surface Water Management. ■ Climate Change Policy 7: Coastal Change Management Areas. ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 5: Protection of Open Space and Local Green Space. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 1: Biodiversity Net Gain. ■ Natural Environment Policy 2: Landscape Character and the Kent Downs AONB. ■ Natural Environment Policy 3: Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy. ■ Natural Environment Policy 4: Air Quality. ■ Natural Environment Policy 5: Water Quality and Supply. <p>However, beyond minimising the development of greenfield land as much as possible, the physical loss of greenfield land recognised as having agricultural or mineral value cannot be mitigated further.</p>
SA6: Air pollution	<p>New homes Strategic Policy 3 (Housing Growth) has the potential to generate a minor negative effect against this SA objective. This is because hundreds of homes will be located in notably rural locations where good accessibility to a wide range of local services and facilities and jobs is less readily available, resulting in the need for travel by private vehicles, increasing the potential for congestion and concentrations of air pollution at peak times, including in and around sites identified in the Air Quality Study as likely to lower air quality. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the Air Quality Study's conclusion that adverse effects would be limited to slight and moderate effects and the fact that the policies generally focus on only delivering homes in rural locations at a scale consistent with their current accessibility, infrastructure provision and level of services available.</p> <p>Employment and local economy Strategic Policy 6 (Economic Growth) has the potential to generate a minor negative effect against this SA objective by virtue of the fact that the economic growth strategy focusses future economic growth in the District's existing operation employment sites, some of which are in close proximity to existing Air Quality Management Areas (AQMA's). Intensification, diversification and expansion of the District's economy is likely to create more traffic and activity with the potential to generate more congestion, resulting in the potential for some adverse effects against this SA objective. Likewise, Employment Policy 4 (Tourism Accommodation and Attractions) is expected to have a minor negative effect against this objective because while requiring development to demonstrate that it will not generate traffic that would be inappropriate to the rural road network, reducing the likelihood of congestion, it may also result in an increase in cars on the road, resulting in</p>	<p>The following policies should help to ensure impacts of the new homes policies, employment and local economy policies, site allocations and transport and infrastructure policies on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 1: Reducing Carbon Emissions. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Transport and Infrastructure Policy 1: Sustainable Travel. ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 7: Retail and Town Centres. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 9: Deal Town Centre. ■ Strategic Policy 10: Sandwich Town Centre. ■ Retail Policy 1: Primary Shopping Areas. ■ Retail Policy 2: Sequential Test and Impact Assessment. ■ Retail Policy 3: Local Shops.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
	<p>more road-based air pollution. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the policy's aim to upgrade critical infrastructure and focussing on central locations.</p> <p>Employment Policy 1 (New Employment Development) has the potential to generate minor negative effects against this SA objective. This is because these policies require development to demonstrate that it will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it. While this does eliminate the potential for significant congestion issues being generated, it does not eliminate the possibility of increasing the number of cars on the District's roads, resulting in the potential for more road-based air pollution.</p> <p>Some site allocation policies will have negative effects on this SA objective. Site allocation policies in Dover expected to have minor negative effects are 1 (WHI001r and WHI008), 3 (18 – Dover Waterfront_r (employment) and DOV017r (residential)), 6 (21 Dover Mid–Town - DOV018 (employment) and DOV018r Mid Town (residential)) and 10 (DOV023). In addition, all site allocation policies relating to larger villages and smaller villages and hamlets are likely to have minor negative effects. This is because these sites have been identified in the Council's Air Quality Study as contributing towards air pollution or are located in relatively remote locations where accessibility to local services, facilities and jobs are less readily available.</p> <p>Transport and infrastructure policies, namely Strategic Policy 12 (Strategic Transport Infrastructure), Transport and Infrastructure Policy 2 (Transport Statements, Assessments and Travel Plans), Transport and Infrastructure Policy 3 (Parking Provision on New Development) and Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) have the potential to generate minor negative effects against this SA objective. This is because these policies promote highway infrastructure, which will increase the number of vehicles on the District's roads and therefore their pollution generating potential.</p> <p>Place Making Policy 5 (Protection of Open Spaces and Local Green Space) has the potential to generate a minor negative effect against this SA objective in acknowledgement of the fact that the policy sets out the circumstances in which open spaces, which play an important role in air pollution dispersal in urban areas, may be lost for development.</p>	<ul style="list-style-type: none"> ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 6: Community Facilities and Services. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 1: Biodiversity Net Gain. ■ Natural Environment Policy 4: Air Quality. <p>The following policies should help to ensure impacts of Place Making Policy 5 (Protection of Open Spaces and Local Green Space) on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 6: Community Facilities and Services. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity.
SA7: Flood risk	<p>New homes Strategic Policy 3 (Housing Growth) and Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) have the potential to generate minor adverse effects against this SA objective. This is in acknowledgement of the fact that the delivery of such a significant number of homes and a potential large lorry park will result in the loss of large areas of greenfield land and vegetation performing an important cooling and water sequestration role. The loss of this land to development will generally increase the likelihood of surface water flooding and extreme heat in the developed parts of the District. Furthermore, a significant proportion of the site allocations are located on land with the potential for surface water flooding.</p> <p>Many site allocations policies are likely to have negative effects on this SA objective. Site allocation policies in Dover, namely 2 (7 - White Cliffs Business Park r3) and 11 (DOV026r), are expected to have significant negative effects, whilst minor negative effects are expected for Site Allocation Policies 1 (WHI001r and WHI008), 3 (18 – Dover Waterfront_r (employment) and DOV017r (residential)), 5 (TC4S092), 6 (21 MidTown_r – DOV018 (employment) and DOV018r Mid Town (residential)), 8 (DOV022B), 9 (DOV022E), 10 (DOV023), 12 (DOV028) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030). Site Allocation Policies 15 (WAL002) and 16 (GTM003, TC4S008, TC4S032 and TC4S047) in Deal are expected to have minor negative effects, along with all site allocation policies in Sandwich with the exception of Site Allocation Policy 23 (SAN019r). Likewise, Site Allocation Policies 24 (AYL003r2) and 26 (14 – Land off Holt Street) in Aylesham are likely to have minor negative effects, along with Site Allocation Policies 28 (I003, EYT009 and EYT012), 33 (EAS009 and TC4S023) and 37 (SHE006 and SHE008) in the local centres. Site Allocation Policies 48 (PRE003, PRE016 and PRE017) and 50 (GOO006) in the larger and smaller villages are expected to have significant negative effects, while Site Allocation Policies 43 (ALK003), 45 (CAP009, CAP011 and CAP013), 47 (LYD003r) and 48 (WOR006 and WOR009) in the larger and smaller villages are expected to have minor negative effects.</p> <p>Employment and economic growth policy Strategic Policy 6 (Economic Growth) has the potential to generate minor adverse effects against this SA objective. This is because the intensification/densification as a result of economic growth will generally increase the likelihood of flooding and extreme heating in the developed parts of the District.</p>	<p>The following policies should help to ensure impacts of the new homes, transport and infrastructure, site allocations and employment and local economy policies on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Climate Change Policy 4: Water Efficiency. ■ Climate Change Policy 5: Flood Risk. ■ Climate Change Policy 6: Surface Water Management. ■ Climate Change Policy 7: Coastal Change Management Areas. ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 5: Protection of Open Space and Local Green Space. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 1: Biodiversity Net Gain. ■ Natural Environment Policy 2: Landscape Character and the Kent Downs AONB. ■ Natural Environment Policy 3: Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy. ■ Natural Environment Policy 4: Air Quality. ■ Natural Environment Policy 5: Water Quality and Supply.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
SA8: Climate change	<p>New homes Strategic Policy 3 (Housing Growth) has the potential to generate a minor negative effect against this SA objective. This is because although the policy aims to strike a sustainable balance that minimises the need for new communities to travel privately via unsustainable modes of transport, hundreds of homes will be located in notably rural locations where good accessibility to a wide range of local services and facilities and jobs is less readily available. This is likely to result in the need for travel by private vehicles, increasing greenhouse gas emissions in the District. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the policies' focus on only delivering homes in rural locations at a scale consistent with their current accessibility, infrastructure provision and level of services available.</p> <p>Many site allocations policies are likely to have minor negative effects on this SA objective, namely Site Allocation Policies 1 (WHI001r and WHI008) and 31 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030) in Dover, 14 (DEA008), 15 (WAL002) and 16 (GTM003, TC4S008, TC4S032 and TC4S047) in Deal, 23 (SAN019r) in Sandwich and 26 (14 – Land off Holt Street) in Aylesham. In addition, all site allocations relating to local centres with the exception of Site Allocation Policies 29 (EYT008), 36 (SHE004r2 and TC4S082) and 37 (SHE006 and SHE008) are likely to have minor negative effects. Likewise, most site allocations relating to larger and smaller villages will have minor negative effects, with the exception of Site Allocation Policy 47 (LYD003r). This is because these sites are located in relatively remote locations, far from sustainably accessible local services and facilities, and job opportunities, resulting in a greater need to travel via private car, which is one of the primary sources of greenhouse gas emissions.</p> <p>Employment and local economy policies, namely Strategic Policy 6 (Economic Growth), Employment Policy 1 (New Employment Development) and Employment Policy 4 (Tourism Accommodation and Attractions) have the potential to generate minor negative effects against this SA objective. This is because the intensification, diversification and expansion of the District's economy is likely to create more greenhouse gas emissions. Overall, these adverse effects are recorded as relatively minor in acknowledgement of the Publication Local Plan's economic strategy generally focussing on areas of existing activity, rather than creating new areas of intense economic activity. Furthermore, Employment Policy 1 (New Employment Development) requires rural employment developments to demonstrate that it will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it. However, these potential remote locations will likely result in greater greenhouse gas emissions associated with workers and services having to travel to access these centres of economic growth. There are also requirements in the policies to improve the provision of sustainable travel options.</p> <p>Transport and infrastructure Strategic Policy 12 (Strategic Transport Infrastructure), Transport and Infrastructure Policy 2 (Transport Statements, Assessments and Travel Plans), Transport and Infrastructure Policy 3 (Parking Provision on New Development) and Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) have the potential to generate minor negative effects against this SA objective. This is because these policies promote highway infrastructure, which will increase the number of vehicles on the District's roads and therefore their associated greenhouse gas emissions.</p> <p>Place Making Policy 5 (Protection of Open Spaces and Local Green Space) has the potential to generate a mixed (minor positive and minor negative) effect against this SA objective in acknowledgement of the fact that although the policy promotes the protection of open and green space, it also sets out the circumstances in which open spaces, which play an important role in carbon sequestration, may be lost for development.</p>	<p>The following policies should help to ensure impacts of the new homes policies, site allocations, employment and local economy policies and transport and infrastructure policies on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 1: Reducing Carbon Emissions. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Climate Change Policy 3: Renewable and Low Carbon Energy Development. ■ Transport and Infrastructure Policy 1: Sustainable Travel. ■ Climate Change Policy 8: Tree Planting and Protection. ■ Employment Policy 3: Businesses Operating from a Residential Property. ■ Employment Policy 4: Tourism Accommodation and Attractions. ■ Strategic Policy 7: Retail and Town Centres. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 9: Deal Town Centre. ■ Strategic Policy 10: Sandwich Town Centre. ■ Retail Policy 1: Primary Shopping Areas. ■ Retail Policy 2: Sequential Test and Impact Assessment. ■ Retail Policy 3: Local Shops. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 6: Community Facilities and Services. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 1: Biodiversity Net Gain. ■ Natural Environment Policy 4: Air Quality. <p>The following policies should help to ensure impacts of Place Making Policy 5 (Protection of Open Spaces and Local Green Space) on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 6: Community Facilities and Services. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity.
SA9: Biodiversity	<p>Climate Change Policy 3 (Renewable and Low Carbon Energy Development) has the potential to generate minor adverse effects against this objective because it encourages the development of renewable and low carbon technologies which in certain circumstances may result in the loss of local habitats and species and generate pollution.</p> <p>New homes policies Strategic Policy 3 (Housing Growth), Housing Policy 2 (Rural Local Needs Housing) and Housing Policy 5 (Self and Custom Build Housing) will have minor negative effects against this SA objective. Several site allocation policies will have minor negative effects on this SA objective too. This is in acknowledgement of the findings of the Habitats Regulations Assessment (HRA) of the Publication Local Plan,</p>	<p>The following policies should help to ensure impacts of the Climate Change Policy 3 (Renewable and Low Carbon Energy Development), new homes policies, the site allocation policies, employment and local economy policies, transport and infrastructure policies and Place Making Policy 5 (Protection of Open Spaces and Local Green Space) on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Climate Change Policy 5: Flood Risk.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
	<p>that many of the site allocations are located on greenfield land and in close proximity to sensitive ecological habitats and the more general policies setting out the scenarios in which more specialist types of residential development might be permitted do not rule out the potential for some adverse effects on the District's natural environment being acceptable.</p> <p>Many site allocations policies will have negative effects on this SA objective. In Dover, significant negative effects are expected for Site Allocation Policies 1 (WHI001r and WHI008), 2 (7 - White Cliffs Business Park r3), 3 (18 - Dover Waterfront_r (employment) and DOV017r (residential)) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030), whilst minor negative effects are expected for Site Allocation Policies 6 (21 MidTown_r - DOV018 (employment) and DOV018r Mid Town (residential)), 7 (DOV017r2 res (residential) and DOV017r2 emp (employment)), 8 (DOV022B), 9 (DOV022E), 10 (DOV023), 11 (DOV026r) and 12 (DOV028). All of the Deal site allocations are expected to have minor negative effects. All but one of the site allocations in Sandwich are expected to have minor negative effects. One of the sites, Site Allocation Policy 18 (SAN006), is expected to have a significant negative effect. In Aylesham, significant negative effects are expected for Site Allocation Policies 24 (AYL003r2) and 26 (14 – Land off Holt Street), whilst a minor negative effect is expected for Site Allocation Policy 25 (4 – Aylesham Development Area). In the local centres, significant negative effects are expected for Site Allocation Policies 28 (EYT003, EYT009 and EYT012) and 31 (TC4S076), and minor negative effects are expected for Site Allocation Policies 30 (TC4S039r), 32 (EAS002), 33 (EAS009 and TC4S023), 34 (KIN002), 35 (TC4S074), 36 (SHE004r2 and TC4S082), 37 (SHE006 and SHE008), 38 (STM003), 40 (STM006 and STM010), 41 (WIN0014) and 42 (WIN003 and WIN004). In the larger villages, Site Allocation Policy 48 (PRE003, PRE016 and PRE017) is expected to have a significant negative effect, whilst Site Allocation Policies 44 (CAP006r), 45 (CAP009, CAP011 and CAP013), 46 (LAN003), 47 (LYD003r) and 49 (WOR006 and WOR009) are expected to have a minor negative effect. One of the sites in the smaller villages, Site Allocation Policy 55 (WOO005 and WOO006), is expected to have a minor negative effect against this objective. These negative effects are due to the fact all these sites fall within close proximity to European Sites and/or Sites of Special Scientific Interest and fall within their Impact Risk Zones as defined by Natural England, in addition to being located within close proximity of a locally designated wildlife site and/or ancient woodland.</p> <p>Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) has the potential to have a minor negative effect on biodiversity as the potential for new overnight lorry parking facilities may result in the loss of a notable area of greenfield land and ecological habitats.</p> <p>Place Making Policy 5 (Protection of Open Spaces and Local Green Space) has the potential to generate a minor negative effect against this SA objective in acknowledgement of the fact that the policy sets out the circumstances in which open spaces may be lost for development. In certain, albeit rare, circumstances this may result in the potential for the loss of greenfield land with some ecological value.</p> <p>Natural environment Strategic Policy 13 (Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets) has the potential to generate minor negative effects against this SA objective. This is because the policy sets out the scenarios in which adverse effects on national and local biodiversity assets may be permitted, albeit in relatively rare occasions.</p>	<ul style="list-style-type: none"> ■ Climate Change Policy 6: Surface Water Management. ■ Climate Change Policy 7: Coastal Change Management Areas. ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Place Making Policy 5: Protection of Open Space and Local Green Space. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 1: Biodiversity Net Gain. ■ Natural Environment Policy 2: Landscape Character and the Kent Downs AONB. ■ Natural Environment Policy 3: Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy. ■ Natural Environment Policy 4: Air Quality. ■ Natural Environment Policy 5: Water Quality and Supply. <p>The vast majority of the same policies are likely to help effectively manage any potential impacts permitted by Strategic Policy 13 (Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets).</p>
SA10: Historic environment	<p>Climate change policies, namely Strategic Policy 1 (Planning for Climate Change), Climate Change Policy 1 (Reducing Carbon Emissions) and Climate Change Policy 2 (Sustainable Design and Construction) have the potential to generate minor negative effects against this SA objective. This is because these policies promote climate change mitigation measures which have the potential to adversely affect the setting and significance of historic assets.</p> <p>New home policies Strategic Policy 3 (Housing Growth), Housing Policy 2 (Rural Local Needs Housing) and Housing Policy 4 (Gypsy and Traveller Windfall Accommodation) have the potential to generate minor negative effects against this SA objective. This is in acknowledgement of the fact that many of the site allocations are located within or in close proximity to known historic assets or within historic landscapes or townscapes. The policies setting out the scenarios in which more specialist types of residential development might be permitted do not rule out the potential for some adverse effects on the District's natural environment being acceptable.</p> <p>Many site allocations policies will have negative effects on this SA objective. Site allocations policies in Dover which are expected to result in minor negative effects are 1 (WHI001r and WHI008), 2 (7 – White Cliffs Business Park r3), 3 (18 – Dover Waterfront_r (employment) and DOV017r (residential)), 6 (21 MidTown_r – DOV018 (employment)), 7 (DOV017r2 res (residential) and DOV017r2 emp (employment)) and DOV018r Mid Town (residential)), 10 (DOV023), 12 (DOV028) and 13 (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026, TC4S027r, TC4S028 and TC4S030). All site allocation policies in Deal, Sandwich and Aylesham, are</p>	<p>The following policies should help to ensure impacts of the climate change policies, new homes policies, site allocation policies, employment and local economy policies and transport and infrastructure policies, in addition to Place Making Policy 5 (Protection of Open Spaces and Local Green Space) on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Climate Change Policy 5: Flood Risk. ■ Climate Change Policy 6: Surface Water Management. ■ Climate Change Policy 7: Coastal Change Management Areas. ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 7: Retail and Town Centres. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 9: Deal Town Centre. ■ Strategic Policy 10: Sandwich Town Centre.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
	<p>expected to have minor negative effects against this objective. In addition, with the exception of Site Allocation Policies 30 (TC4S039r), 40 (TC4S076), 35 (TC4S074), 38 (STM003) and 41 (WIN0014), all site allocation policies relating to local centres will have negative effects. Site Allocation Policy 39 (STM007 and STM008) is expected to have a significant negative effect whilst the others are expected to have a minor negative effect. All site allocation policies in larger and smaller villages, except Site Allocation Policies 43 (ALK003) and 48 (PRE003, PRE016 and PRE017), are expected to have minor negative effects on the historic environment. Site Allocation Policies 50 (GOO006) and 54 (STA004) are expected to have a significant negative effect. This is because these sites are located within close proximity of known historic assets or within historic landscapes or townscapes. Although the allocations generally make reference to the need for heritage assessments, there is still potential to affect the significance of known and unknown assets directly or indirectly.</p> <p>Employment and local economy Strategic Policy 6 (Economic Growth) has the potential to generate minor negative effects against this SA objective. The policy does not rule out the potential for some adverse effects on the District's historic environment being acceptable.</p> <p>Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) has the potential to have minor negative effects on the District's historic environment as the policy may result in development which could adversely affect the significance and/or setting of some of the District's historic assets, depending on their location.</p> <p>Place Making Policy 5 (Protection of Open Spaces and Local Green Space) has the potential to generate a minor negative effect against this SA objective in acknowledgement of the fact the policy sets out the circumstances in which open spaces may be lost for development. In certain, albeit rare, circumstances this may result in the potential for the loss of open land which makes a contribution to the setting and special character of the District's historic environment.</p> <p>Historic Environment Policy 1 (Designated and Non-designated Heritage Assets) has the potential to generate minor negative effects against this SA objective. This is because the policy sets out the scenarios in which loss or substantial harm to the significance of heritage assets may be permitted, albeit in relatively rare occasions.</p>	<ul style="list-style-type: none"> ■ Retail Policy 1: Primary Shopping Areas. ■ Retail Policy 4: Shopfronts. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 2: Landscape Character and the Kent Downs AONB. ■ Strategic Policy 15: Protecting the District's Historic Environment. ■ Historic Environment Policy 1: Designated and Non-designated Heritage Assets. ■ Historic Environment Policy 2: Conservation Areas. ■ Historic Environment Policy 4: Historic Parks and Gardens. <p>The vast majority of the same policies are likely to help effectively manage any potential impacts permitted by Historic Environment Policy 1 (Designated and Non-designated Heritage Assets).</p>
SA11: Landscape	<p>Climate change policies Strategic Policy 1 (Planning for Climate Change), Climate Change Policy 1 (Reducing Carbon Emissions) and 2 (Sustainable Design and Construction) have the potential to generate minor negative effects against this SA objective. This is because these policies promote climate change mitigation measures which have the potential to adversely affect landscape and townscape character. In addition, Climate Change Policy 3 (Renewable and Low Carbon Energy Development) has the potential to generate minor negative effects against this objective because it encourages the development of renewable and low carbon technologies which in certain circumstances may adversely affect the setting and special character of the District's sensitive landscapes, townscapes and seascapes.</p> <p>New homes policies Strategic Policy 4 (Residential Windfall Development), Housing Policy 2 (Rural Local Needs Housing) and Housing Policy 5 (Self and Custom Build Housing) have the potential to generate minor negative effects against this SA objective. This is because the general policies setting out the scenarios in which more specialist types of residential development might be permitted do not rule out the potential for some adverse effects on the District's natural/historic environment being acceptable.</p> <p>Many site allocations policies will have minor negative effects on this SA objective. Site Allocation Policy 2 (7 – White Cliffs Business Park_r3) in Dover and Site Allocation Policy 15 (WAL002) in Deal are expected to result in minor negative effects. In addition, site allocation policies in Sandwich which are expected to have minor negative effects on landscape and townscape are 18 (SAN006), 19 (SAN007), 20 (SAN008) and 22 (SAN023). Both Site Allocation Policies 24 (AYL003r2) and 26 (14 – Land off Holt Street) in Aylesham will also have minor negative effects. Site allocation policies relating to local centres which are expected to result in minor negative effects on the landscape are 30 (TC4S039r), 31 (EAS002), 33 (EAS009 and TC4S023), 34 (KIN002), 35 (TC4S074), 36 (SHE004r2 and TC4S082), 40 (STM006 and STM010) and 41 (WIN0014). Only Site Allocation Policy 45 (CAP009, CAP011 and CAP013) out of the larger villages and Site Allocation Policy 54 (STA004) out of the smaller villages are expected to result in minor negative effects. This is due to the fact these sites comprise sensitive landscapes and may result in adverse effects on the District's landscapes, townscapes and seascapes directly or indirectly.</p> <p>Place Making Policy 5 (Protection of Open Spaces and Local Green Space) has the potential to generate a minor negative effect against this SA objective in acknowledgement of the fact that the policy sets out the circumstances in which open spaces may be lost for development. In certain, albeit rare, circumstances this may result in the potential for the loss of open land which makes a contribution to the setting and special character of the District's landscapes, townscapes and seascapes.</p>	<p>The following policies should help to ensure impacts of the climate change policies, new homes policies, site allocations, employment and local economy policies and transport and infrastructure policies, in addition to Place Making Policy 5 (Protection of Open Spaces and Local Green Space) on this SA objective are effectively managed through the Plan period:</p> <ul style="list-style-type: none"> ■ Strategic Policy 1: Planning for Climate Change. ■ Climate Change Policy 2: Sustainable Design and Construction. ■ Climate Change Policy 5: Flood Risk. ■ Climate Change Policy 6: Surface Water Management. ■ Climate Change Policy 7: Coastal Change Management Areas. ■ Climate Change Policy 8: Tree Planting and Protection. ■ Strategic Policy 7: Retail and Town Centres. ■ Strategic Policy 8: Dover Town Centre. ■ Strategic Policy 9: Deal Town Centre. ■ Strategic Policy 10: Sandwich Town Centre. ■ Retail Policy 1: Primary Shopping Areas. ■ Retail Policy 4: Shopfronts. ■ Strategic Policy 11: Infrastructure and Developer Contributions. ■ Place Making Policy 3: Providing Open Space. ■ Strategic Policy 2: Planning for Healthy and Inclusive Communities. ■ Place Making Policy 1: Achieving High Quality Design and Placemaking. ■ Strategic Policy 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets. ■ Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity. ■ Natural Environment Policy 2: Landscape Character and the Kent Downs AONB.

SA Objective	Potential Negative Effects of the Publication Local Plan Policies ¹⁶	Potential Mitigation of Publication Local Plan Policies
	<p>Transport and Infrastructure Policy 4 (Overnight Lorry Parking Facilities) has the potential to have a minor negative effect on the District's landscapes and townscapes as the policy may result in development which could adversely affect the significance and/or setting of some of the District's sensitive landscapes and townscapes. This effect is recorded as minor and uncertain in acknowledgement of the fact that the exact location and sensitivities of future development is unknown.</p>	<ul style="list-style-type: none"> ■ Strategic Policy 15: Protecting the District's Historic Environment. ■ Historic Environment Policy 1: Designated and Non-designated Heritage Assets. ■ Historic Environment Policy 2: Conservation Areas. ■ Historic Environment Policy 4: Historic Parks and Gardens.

Habitats Regulations Assessment

1.166 At the Screening stage, Likely Significant Effects (LSEs) on European sites, either alone or in combination with other policies and proposals, were identified for the following Publication Local Plan policies:

- Strategic Policy 3: Housing Growth.
- Strategic Policy 6: Economic Growth.
- Employment Policy 1: New Employment Development.
- Site Allocation Policy 1: Whitfield Urban Expansion (WHI001r and WHI008).
- Site Allocation Policy 2: White Cliffs Business Park (7 – White Cliffs Business Park Park_r3).
- Site Allocation Policy 3: Dover Waterfront (18 – Dover Waterfront_r (employment) and DOV017r (residential)).
- Site Allocation Policy 4: Dover Western Heights Fortifications Scheduled Monument and Conservation Area (23r – Western Heights res (residential) and 23r – Western Heights emp (employment)).
- Site Allocation Policy 5: Fort Burgoyne (TC4S092).
- Site Allocation Policy 6: Dover Mid Town (21 MidTown_r – DOV018 (employment) and DOV018r (residential)).
- Site Allocation Policy 7: Bench Street (DOV017r2 res (residential) and DOV017r2 emp (employment)).
- Site Allocation Policy 8: Land adjacent to the Gas Holder, Coombe Valley Road, Dover (DOV022B).
- Site Allocation Policy 9: Land at Barwick Road Industrial Estate, Coombe Valley, Dover (DOV022E).
- Site Allocation Policy 10: Buckland Paper Mill, Crabble Hill, Dover (DOV023).
- Site Allocation Policy 11: Westmount College, Folkestone Road, Dover (DOV026r).
- Site Allocation Policy 12: Charlton Shopping Centre, High Street, Dover (DOV028).
- Site Allocation Policy 13: Dover Small Sites Policies (DOV006, DOV008, DOV019, DOV022C, DOV030, TC4S026r, TC4S027r, TC4S028 and TC4S030).
- Site Allocation Policy 14: Land off Cross Road, Deal (DEA008).
- Site Allocation Policy 15: Land at Rays Bottom between Liverpool Road and Hawksdown, Walmer (WAL002).
- Site Allocation Policy 16: Deal Small Sites (GTM003, TC4S008, TC4S032 and TC4S047).
- Site Allocation Policy 17: Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich (SAN004).
- Site Allocation Policy 18: Sandwich Highway Depot/Chippie's Way, Ash Road, Sandwich (SAN006).
- Site Allocation Policy 19: Land at Poplar Meadow, Adjacent to Delfbridge House, Sandwich (SAN007).
- Site Allocation Policy 20: Woods' Yard, rear of 17 Woodnesborough Road, Sandwich (SAN008).
- Site Allocation Policy 21: Land adjacent to Sandwich Technology School, Deal Road, Sandwich (SAN013).
- Site Allocation Policy 22: Land at Archers Low Farm, St Georges Road, Sandwich (SAN023).
- Site Allocation Policy 23: Sydney Nursery, Dover Road (SAN019r).
- Site Allocation Policy 24: South Aylesham (AYL003r2).
- Site Allocation Policy 25: Aylesham Development Area (4 – Aylesham Development Area).
- Site Allocation Policy 26: Former Snowdown Colliery (14 – Land off Holt Street).
- Site Allocation Policy 27: Land at Dorman Avenue (AYL001).
- Site Allocation Policy 28: Land between Eythorne and Elvington (EYT003, EYT009 and EYT012).
- Site Allocation Policy 29: Land on the south eastern side of Roman Way, Elvington (EYT008).
- Site Allocation Policy 30: Chapel Hill, Eythorne (TC4S039r).
- Site Allocation Policy 31: Statenborough Farm (TC4S076).
- Site Allocation Policy 32: Land at Buttsole Pond, Lower Street, Eastry (EAS002).
- Site Allocation Policy 33: Eastry Small Sites (EAS009 and TC4S023).
- Site Allocation Policy 34: Land at Woodhill Farm, Ringwould Road, Kingsdown (KIN002).
- Site Allocation Policy 35: Land adjacent to Courtlands, Kingsdown (TC4S074).
- Site Allocation Policy 36: Land to the north and east of St Andrews Gardens and adjacent to Mill House Shepherdswell (SHE004r2 and TC4S082).
- Site Allocation Policy 37: Shepherdswell Small Sites (SHE006 and SHE008).
- Site Allocation Policy 38: Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way, St Margarets at Cliffe (STM003).
- Site Allocation Policy 39: Land to the west of Townsend Farm Road St Margarets at Cliffe (STM007 and STM008).
- Site Allocation Policy 40: St Margaret's Small Sites (STM006 and STM010).
- Site Allocation Policy 41: Footpath Field, Staple Road, Wingham (WIN0014).

- Site Allocation Policy 42: Wingham Small Sites (WIN003 and WIN004).
- Site Allocation Policy 43: Land at Short Lane, Alkham (ALK003).
- Site Allocation Policy 44: Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006r).
- Site Allocation Policy 45: Capel Small Sites (CAP009, CAP011 and CAP013).
- Site Allocation Policy 46: Land adjacent Langdon Court Bungalow, The Street, East Langdon (LAN003).
- Site Allocation Policy 47: Land adjacent to Lydden Court Farm, Church Lane, Lydden (LYD003r).
- Site Allocation Policy 48: Apple Tree Farm and north west of Apple Tree Farm, Stourmouth Road, Preston (PRE003, PRE016 and PRE017).
- Site Allocation Policy 49: Worth Small Sites (WOR006 and WOR009).
- Site Allocation Policy 50: Land adjacent to Short Street (GOO006).
- Site Allocation Policy 51: Land opposite the Conifers, Coldred (SHE013).
- Site Allocation Policy 52: Prima Windows, Easole Street/Sandwich Road, Nonington (NON006r).
- Site Allocation Policy 53: Land at Durlock Road, Staple (RIN002 and RIN004).
- Site Allocation Policy 54: Staple Small Sites (STA004).
- Site Allocation Policy 55: Woodnesborough Small Sites (WOO005 and WOO006).

1.167 These policies were found to have the potential to result in likely significant effects in relation to:

- Physical damage and loss – in relation to Thanet Coast and Sandwich Bay SPA and Ramsar site, Stodmarsh SPA and Ramsar site, and Dungeness, Romney Marsh and Rye Bay pSPA.
- Non-physical disturbance – in relation to Thanet Coast and Sandwich Bay SPA and Ramsar site.
- Air pollution – in relation to Sandwich Bay SAC, Thanet Coast and Sandwich Bay SPA and Ramsar, Lydden and Temple Ewell Downs SAC, Dover to Kingsdown Cliffs SAC and Folkestone to Etchinghill Escarpment SAC.
- Recreation – in relation to Sandwich Bay SAC, Thanet Coast and Sandwich Bay SPA and Ramsar site, Thanet Coast SAC, Lydden and Temple Ewell Downs SAC, Dover to Kingsdown Cliffs SAC and Folkestone to Etchinghill Escarpment SAC, Stodmarsh SAC, Stodmarsh SPA and Ramsar site, Blean Complex SAC, Margate and Long Sands SAC and Outer Thames Estuary SPA.
- Water quantity and quality – in relation to Sandwich Bay SAC, and Thanet Coast and Sandwich Bay SPA and SAC.

1.168 The Appropriate Assessment stage identified whether the above likely significant effects will, in light of mitigation and avoidance measures, result in adverse effects on the integrity (AEoI) of the European sites either alone or in-combination with other plans or projects. The Appropriate Assessment concluded that no AEoI will occur for the following European sites subject to the provision of appropriate safeguarding and mitigation measures:

- Physical damage and loss to Thanet Coast and Sandwich Bay SPA and Ramsar, Stodmarsh SPA and Ramsar and Dungeness, Romney Marsh and Rye Bay pSPA provided that the Local Plan requires wintering bird surveys to be undertaken for site allocations identified as having high or moderate suitability for qualifying bird species, and where such surveys identify the potential for site allocations to exceed the threshold of significance i.e. >1% of the associated European Sites bird population that there is a commitment in the Local Plan for specific mitigation, such as the provision of suitable habitat for wintering birds.
- Non-physical disturbance to Thanet Coast and Sandwich Bay SPA and Ramsar provided the wording in Strategic Policy 13: Protecting the Districts Hierarchy of Designated Environment Sites and Biodiversity Assets and Strategic Policy 14: Enhancing Green Infrastructure and Biodiversity includes specific detail on the requirement to protect European sites from AEoI, such as a commitment for development within 500m of the SPA and Ramsar to demonstrate through a project level assessment that no AEoI will occur.
- Air Pollution in relation to Sandwich Bay SAC, Thanet Coast and Sandwich Bay SPA and Ramsar, Lydden and Temple Ewell Downs SAC, Dover to Kingsdown Cliffs SAC and Folkestone to Etchinghill Escarpment SAC. This is provided that the broad mitigation measures detailed within the Council's Air Quality Assessment (2020) are implemented.
- Recreational pressure in relation to all European sites provided the Thanet Coast and Sandwich Bay SPA Strategic Access Monitoring and Mitigation Strategy is successfully delivered, visitor monitoring surveys continue to be updated, new natural green space and green infrastructure is provided.

- The Appropriate Assessment concluded no adverse effects on integrity as a result of water quantity and quality providing the safeguards and mitigation measures detailed within the Local Plan are implemented successfully. This included requirements for all new development to meet water efficiency standards and to demonstrate that there is adequate water supply and wastewater treatment facilities to serve the whole development without adverse effects on European sites.

Duration of Effects

1.169 The Publication Local Plan sets out how the growth will be planned, facilitated and managed over the Plan period up to 2040. Effects may be experienced in the short-term (defined for this SA as over the next five years), medium-term (defined as over the next 10 years), or long-term effects (defined as over the whole Plan period). Given the nature of the policies in the Publication Local Plan, it is difficult to be precise about when, where and in what form all the effects will arise, and how one effect might relate to another. However, it is possible to draw some broad conclusions about the nature and interrelationship of the effects that the SA has identified:

- Most of the effects will be long-term, in that the Publication Local Plan aims to facilitate and manage growth and associated infrastructure that will last over time. There will be some temporary and short- or medium-term effects during site allocation preparation, construction or operation (see below).
- The effects which have been identified in the appraisal of the Publication Local Plan, both positive and negative, are likely to increase over time, as the policies in the plan are implemented, and more developments are delivered in the District.

Short-term effects

1.170 The impacts of the Publication Local Plan in the short-term are mostly related to the initial impacts of commencing development early in the Plan period. These will include the removal of vegetation, soil, and provision of infrastructure required. Such works could have negative impacts on biodiversity, health and well-being, amenity of local communities (possible disruption to rights of way, traffic flows, noise generation, vibration, dust etc.), soil quality, and the landscape. However, these impacts are temporary in nature, and some may be minimised through good design, adherence to the policies in the Publication Local Plan or reversed through restoration measures in the long-term.

Medium-term effects

1.171 Medium-term positive impacts relate to the employment and economic benefits of development, new communities and employment centres. Negative impacts in the medium-term include the implications of having greater densities of residents and workers in parts of the District on health and well-being, the amenity of local communities (e.g. noise, increased traffic etc.), and on environmental quality. However, these impacts should be avoided or mitigated through the adherence to the policies in the Publication Local Plan when planning proposals are assessed and determined by the District Council.

Long-term effects

1.172 Long-term, permanent benefits that would result from the Publication Local Plan include the provision of sufficient homes, new service, facilities and infrastructure and employment opportunities to meet the District's needs. New developments will also enable flood alleviation schemes, habitat creation and biodiversity enhancement, recreation enhancement as well and the conservation of the District's landscapes and historic environment. Long-term, permanent negative impacts of the Publication Local Plan are potentially: loss of habitats, areas of Best & Most Versatile Agricultural Land; and climate change implications of the energy required to power new homes and businesses and vehicle movements to and from waste sites, at least until zero carbon alternatives are full implemented towards the end of the Plan period.

Secondary, Cumulative and Synergistic Effects

1.173 Secondary (or indirect) effects are effects that are not a direct result of a policy or site allocation but occur away from the original effect or as a result of a complex pathway. Cumulative effects occur where two or more impacts combine to form a significant impact. Synergistic effects occur as the result of interactions between individual effects producing a total effect greater than the sum of each of the individual effects. Secondary, cumulative or synergistic effects may be either positive or negative.

1.174 Table 30 summarises the net effect of the Publication Local Plan as a whole against each SA objective. The reasoning for the identification of these effects is set out by SA objective below.

SA 1: To help ensure that everyone has the opportunity to live in a decent, sustainable and affordable home

1.175 The Publication Local Plan plans to deliver the full range and quantity of the District's housing needs over the Plan period, across a mix of strategic and smaller site allocations. The Publication Local Plan is therefore likely to generate a significant positive effect against this SA objective. However, this is mixed with the potential for some negative effects, acknowledging the fact that not all of the District's affordable home requirements are likely to be met in the locations they are needed, i.e. in Dover. Overall, these potential adverse effects are recorded as minor, noting that a significant number of affordable homes are to be developed in relatively close proximity to Dover within the Whitfield Urban Expansion strategic allocation.

SA 2: To reduce inequality, poverty and social exclusion by improving access to local services and facilities that promote prosperity, health, well-being, recreation and integration

1.176 The Publication Local Plan sets out a growth and spatial strategy to meet the housing and economic needs of the District. The majority of the new communities and investment in local services, facilities and infrastructure will be focussed in and around the District's existing larger settlements of Dover, Deal and Sandwich, maximising the potential of these sustainable locations. There also some strategic allocations planned in the District's rural communities, including at Aylesham, Eythorne and Elvington. These rural locations have relatively good sustainable transport connections, and there are plans to develop new local services and facilities to meet the needs of these growing communities.

1.177 The Publication Local Plan also sets out a framework for ensuring the District is climate change resilient and the District's natural, historic and recreation assets are safeguarded and enhanced. The Publication Local Plan is therefore likely to generate a significant positive effect against this SA objective. However, this is mixed with the potential for some adverse effects associated with the scale and distribution of growth planned, which is likely to result in some disruption to existing communities, particularly during key construction phases.

1.178 There is likely to be significant increases in road traffic, particularly on the District's strategic highway network which connects the District's largest centres (the focus of its planned growth) and neighbouring centres. Noting the considerable investment planned in the strategic highway network and other strategic assets, such as green infrastructure and digital connectivity, over the Plan period these adverse effects are recorded as minor negative effects overall.

SA 3: To deliver and maintain sustainable and diverse employment opportunities

1.179 The Publication Local Plan plans to deliver the full range and quantity of the District's employment needs over the Plan period, across a mix of existing large and small site allocations. The Publication Local Plan also aims to deliver significant economic growth in the District's economic centres, including in and around Dover and Aylesham. The Publication Local Plan is therefore likely to generate a significant positive effect against this SA objective.

SA 4: To reduce the need to travel and encourage sustainable and active alternatives to road vehicles to reduce congestion

1.180 The Publication Local Plan focuses the majority of its planned growth in and around the District's existing regional and local centres where there is more potential to maximise the potential sustainable transport modes and mitigate the adverse effects of greater numbers of commuters, visitors and commercial transit on the strategic highway network. Although there are some strategic allocations planned in the District's rural communities, including at Aylesham, Eythorne and Elvington, these relatively rural locations have good sustainable transport connections, and there are plans to develop new local services and facilities to meet the needs of these growing communities. The Publication Local Plan also sets out a framework for making sure new developments contribute to the infrastructure requirements they generate. The Publication Local Plan is therefore likely to generate a significant positive effect against this SA objective.

1.181 However, a significant number of homes (1,122) are also to be delivered in relatively rural areas where good accessibility to a wide range of local services and facilities and jobs is less readily available, resulting in the potential for some adverse effects against this SA objective.

1.182 Overall, these adverse effects are recorded as relatively minor in acknowledgement of the Publication Local Plan's focus on only delivering homes in rural locations at a scale consistent with their accessibility, infrastructure provision and level of services available. There are also plans for considerable investment in the strategic highway network over the Plan period.

SA 5: To promote sustainable forms of development that maintain and improve the quality of the District's natural resources, including minerals, soils and waters

1.183 A significant proportion of the growth planned within the District will be on greenfield land, potentially resulting in the loss of significant areas of the District's best and most versatile agricultural land and mineral resources, both of which are finite resources that cannot be replaced. Of the 69 sites allocated for housing in the Plan, 45 are greenfield and 24 are brownfield sites. In terms of the provision of new homes, 76.7% of the new homes proposed on site allocations in the plan are on greenfield sites, and 23.3% are on brownfield sites¹⁷. Therefore, the Publication Local Plan is likely to generate significant negative effects against this SA objective. However, the Publication Local Plan prioritises the development and regeneration of previously developed land in the existing urban areas of the District, notably in Dover and the District's existing employment sites. Therefore, a minor positive effect is also recorded against this SA objective, overall.

SA 6: To reduce air pollution and ensure air quality continues to improve

1.184 The Publication Local Plan is considered likely to generate a combination of minor positive and minor negative effects against this SA objective. This is because the Publication Local Plan focuses growth in the District's existing centres where there is the greatest potential to take advantage of sustainable modes of transport and forms of energy production that generate less air pollution than traditional technologies fuelled by fossil fuels.

1.185 However, it is also acknowledged that this strategy concentrates new communities and commercial activity in the vicinity of areas of the District already known to have poor air quality. Greater growth in these locations therefore also has the potential to increase road congestion, at least in the short term, until suitable avoidance and mitigation measures have been put in place alongside the planned investments in the District's strategic highway network.

SA 7: To avoid and mitigate flood risk and adapt to the effects of climate change

1.186 A significant proportion of the growth planned within the District will be on greenfield land, including large areas which are known to be at risk of surface water flooding. Furthermore, the densification and intensification of activity in the District's urban centres has the potential to exacerbate the urban heat island effect in the large urban areas of Dover, Deal, Sandwich and Whitfield. However, the Publication Local Plan devotes a chapter of policies to delivering climate change mitigation and adaptation measures, covering sustainable design and construction, water efficiency, flood risk, surface water management, Coastal Change Management Areas and tree planting and protection.

1.187 There are also policies which prioritise investment in and the enhancement of the District's green infrastructure network and water quality and supply.

1.188 Therefore, overall, the Publication Local Plan is considered likely to generate mixed minor positive and minor negative effects against this SA objective.

SA 8: To mitigate climate change by actively reducing greenhouse gas emissions

1.189 The Publication Local Plan focuses the majority of its planned growth in and around the District's existing regional and local centres where there is more potential to maximise the potential sustainable transport modes, energy efficiency and renewable and low carbon technologies.

1.190 Furthermore, the Publication Local Plan devotes a chapter of policies to delivering climate change mitigation and adaptation measures, covering reducing carbon emissions, sustainable design and construction, renewable and low carbon energy and sustainable travel. The Publication Local Plan is therefore likely to generate a significant positive effect against this SA objective. However, a significant number of homes (1,122) are also to be delivered in relatively rural areas where good

¹⁷ In the SA, 75 residential site allocations are recorded. Reference is made here to 69 residential site allocations because some of the sites appraised separately in the SA were combined as allocations: (1) WHI001r and WHI008; (2) EYT003, EYT009 and EYT012; (3) SHE004r2 and TC4S082; (4) STM007 and STM008; (5) PRE003, PRE016 and PRE017; and (6) RIN002 and RIN004. The sites have been combined and each allocation policy appraised as one in Chapter 7 of the SA.

accessibility to a wide range of local services and facilities and jobs is less readily available, resulting in the potential for some adverse effects against this SA objective.

1.191 Overall, these adverse effects are recorded as relatively minor in acknowledgement of the Publication Local Plan's focus on only delivering homes in rural locations at a scale consistent with their accessibility, infrastructure provision and level of services available.

SA 9: To conserve, connect and enhance the District's wildlife habitats and species

1.192 A significant proportion of the growth planned within the District will be on greenfield land. Although the vast majority of this land is not formally designated as being of notable ecological sensitivity/value, many of the allocations lie in close proximity to sensitive ecological areas designated for their habitats and species of international, national and local value. There is therefore the potential for cumulative adverse effects associated with the increased levels of activity and pollution in close proximity to these ecological assets.

1.193 The Publication Local Plan devotes a chapter of policies to conserving and enhancing the District's natural environment, covering the expansion of the green infrastructure network, biodiversity net gain and a mitigation strategy for the Thanet Coast and Sandwich Bay Special Protection Area (SPA). However, the Habitats Regulations Assessment (HRA) of the Publication Local Plan concludes that adverse effects on the integrity of local European sites cannot be ruled out until further information is provided, and where necessary appropriate mitigation measures are put in place, to rule out water quality effects.

1.194 Therefore, at this stage in the plan-making process, overall, the Publication Local Plan is recorded as having the potential to generate mixed significant negative and minor positive effects against this SA objective.

SA 10: To conserve and/or enhance the significant qualities, fabric, setting and accessibility of the District's historic environment

1.195 A significant proportion of the growth planned within the District will be in close proximity to designated and non-designated historic assets in the District. Although the vast majority of the allocations take account of the significance and setting of these assets, a general increase in the density of historic settlements and investment in the intensification of commercial activities has the potential for cumulative adverse effects on the District's historic environment.

1.196 However, the Publication Local Plan contains several policies that focus on protecting and enhancing the District's historic significance, sites and distinctive characteristics, covering sensitive placemaking, landscape character, designated and non-designated heritage assets and archaeology. Therefore, overall, the Publication Local Plan is considered likely to generate mixed minor positive and minor negative effects against this SA objective.

SA 11: To conserve and enhance the special qualities, accessibility, local character and distinctiveness of the District's settlements, coastline and countryside

1.197 A significant proportion of the growth planned within the District will be on greenfield land. Although the vast majority of this land is not formally designated as being of notable landscape sensitivity/value, many of the allocations lie in close proximity to the Kent Downs Area of Outstanding Natural Beauty (AONB) and the District's heritage coast. There are also plans to increase the density of urban and rural settlements, resulting in the loss of some open spaces. There is therefore the potential for cumulative adverse effects on the District's sensitive landscapes, townscapes and seascapes.

1.198 However, the Publication Local Plan contains several policies that focus on protecting and enhancing the District's character and distinctiveness through good design, the promotion of climate change resilience and the conservation and enhancement of the District's landscape and historic assets, including retail and town centres. Therefore, overall, the Publication Local Plan is considered likely to generate mixed minor positive and minor negative effects against this SA objective.

Table 30: Secondary, cumulative and synergistic effects of the Publication Local Plan

SA Objective	Effects
SA1: Housing	++/- Mixed significant positive and minor negative effect likely
SA2: Health and well-being	++/- Mixed significant positive and minor negative effect likely

SA Objective	Effects
SA3: Employment	++ Significant positive effect likely
SA4: Travel	++/- Mixed significant and minor positive effect likely
SA5: Natural resources	--/+ Mixed significant negative and minor positive effect likely
SA6: Air pollution	+/- Mixed minor effect likely
SA7: Climate change adaptation	+/- Mixed minor effect likely
SA8: Climate change mitigation	++/- Mixed significant positive and minor negative effect likely
SA9: Biodiversity	--/+ Mixed significant negative and minor positive effect likely
SA10: Historic environment	+/- Mixed minor effect likely
SA11: Landscape and townscape	+/- Mixed minor effect likely

Cumulative effects at the settlement level

1.199 Relatively significant expansions to existing settlements have the potential to have more of a localised positive and negative impact when compared to smaller allocations in relatively large settlements. Therefore, the effects identified throughout this chapter are likely to be particularly acutely felt in the following settlements:

- Aylesham (two site allocations delivering roughly 650 new homes in total, including 640 homes south of Aylesham, plus employment development south of Aylesham in the Aylesham Development Area and the former Snowdown Colliery).
- Capel le Ferne (four site allocations delivering 95 new homes in total).
- East Langdon (although only one site delivering 40 new homes is allocated it is relatively large given the small size of the settlement).
- Eastry (three site allocations delivering 95 new homes in total).
- Elvington and Eythorne (three site allocations¹⁸ delivering 355 new homes in total, of which one is a strategic allocation for 300 homes, known as land between Eythorne and Elvington).
- Kingsdown (two site allocations delivering 55 new homes in total).
- Nonington (although only one site delivering 35 new homes is allocated it is relatively large given the small size of the settlement).
- Lydden (although only one site delivering 30 new homes is allocated it is relatively large given the small size of the settlement).
- Preston (one site allocation¹⁹ delivering 65 new homes in total).
- Shepherdsweil (three site allocations²⁰ delivering 70 new homes in total).
- St Margaret's at Cliffe (four site allocations²¹ delivering 96 new homes in total).
- Wingham (three site allocations delivering 103 new homes in total).
- Woodnesborough (although only two sites delivering 15 new homes are allocated, together they are relatively large given the small size of the settlement).
- Worth (two site allocations delivering 25 new homes in total).

¹⁸ EYT003, EYT009 and EYT012 have been combined into one site. The three site allocations at Elvington and Eythorne are: (1) Site Allocation Policy 27 (EYT003, EYT009 and EYT012); (2) Site Allocation Policy 28 (EYT008); and (3) Site Allocation Policy 36 (includes TC4S039r).

¹⁹ PRE003, PRE016 and PRE017 have been combined into one site: Site Allocation Policy 40 (PRE003, PRE016 and PRE017).

²⁰ SHE004r2 and TC4S082 have been combined into one site. The four site allocations at Shepherdsweil are: (1) Site Allocation Policy 32 (SHE004r2 and TC4S082); (2) Site Allocation Policy 36 (includes SHE006); (3) Site Allocation Policy 36 (includes SHE008); and (4) Site Allocation Policy 43 (includes SHE013).

²¹ STM007 and STM008 have been combined into one site. The four site allocations at St Margaret's at Cliffe are: (1) Site Allocation Policy 33 (STM003); (2) Site Allocation Policy 36 (includes STM006); (3) Site Allocation Policy 34 (STM007 and STM008); and (4) Site Allocation Policy 36 (includes STM010).

1.200 Where the scale of development proposed is particularly large compared to the size of the existing settlement, there is the potential for the character and identity of the settlement to change over the Plan period, including increased local traffic, as well as temporary effects of disturbance during construction. On the other hand, such development will give a greater choice of housing, including affordable housing, for local people as well as incomers, and will help to support local shops and community services and facilities.

1.201 These kinds of cumulative effect are more likely to be absorbed by some of the larger existing settlements in the District, such as in and around Dover/Whitfield, Deal and Sandwich, but with each of these settlements also receiving multiple allocations, such cumulative effects are still likely to exist in and around these settlements.

Potential In-Combination Effects with Other Plans, Policies and Programmes

1.202 Dover District abuts three other local authority areas each of which plan for their respective housing and employment needs through their own Local Plans. The effects of the planned growth within the Publication Local Plan will also interact with the effects of the development and infrastructure planned at the County level by Kent County Council.

1.203 Table 31 draws on the latest regional plan, programme and project information to summarise planned housing and employment growth within the immediate vicinity over the next 20 years.

Table 31: Other projects, plans and programmes delivering growth in and around Dover District

Project/Plan	Time Period	Housing Growth	Employment Growth	Strategic Infrastructure
Canterbury Local Plan (Adopted July 2017) ²²	2011-2031	Approximately 16,000 dwellings.	Approximately 125,000sqm.	N/A
Folkestone and Hythe Places and Policies Local Plan (Adopted September 2020) ²³ Folkestone and Hythe Core Strategy Review (Adopted July 2022) ²⁴	2020-2037	A minimum of 13,284 dwellings.	Approximately 72,500sqm.	Otterpool Park is a proposed new garden town northwest of Folkestone on the M20 and HS1 railway line. It will provide a minimum of circa 5,600 new homes and approximately 36,760sqm net of employment floorspace by 2037 ²⁵ .
Thanet Local Plan (Adopted July 2020) ²⁶	2020-2031	A minimum of 17,140 dwellings.	A minimum of 5,000 additional jobs.	N/A
Kent Minerals and Waste Local Plan, as amended by the Early Partial Review (Adopted September 2020) ²⁷	2013 -2030	N/A	N/A	Dover's wharves and rail depots are safeguarded through Policy CSM 6 Safeguarded Wharves and Rail Depots. Rowling Chalk Quarry.
Lower Thames Crossing ²⁸	Estimated 2022-2028	N/A	N/A	The Lower Thames Crossing is a proposed Nationally Significant Infrastructure Project (NSIP) that will connect Kent, Thurrock and Essex through a tunnel beneath the river Thames. The project would include the longest road tunnel in the UK, stretching 2.6 miles, 14.3 miles of new road and roughly 50 new bridges and viaducts.

²² Canterbury City Council (Adopted July 2017). Canterbury Local Plan (see https://www.canterbury.gov.uk/downloads/file/868/canterbury_district_local_plan_adopted_july_2017)²³ Folkestone & Hythe District Council (Adopted September 2020). Places and Policies Local Plan. (see https://www.folkestone-hythe.gov.uk/media/2969/Places-and-Policies-Local-Plan-2020/pdf/Places_and_Policies_Local_Plan_2020.pdf?m=637370773065900000)²⁴ Folkestone & Hythe District Council (Adopted July 2022). Core Strategy Review. (see https://folkestone-hythe.gov.uk/media/4873/Core-Strategy-Review-2022/pdf/Core_Strategy_Review_2022.pdf?m=637848430216670000)²⁵ Folkestone & Hythe District Council (February 2020). Core Strategy Review. (see [https://www.folkestone-hythe.gov.uk/media/2218/Folkestone-Hythe-Core-Strategy-Review-Submission-Draft-2020-EB-01-00-/pdf/Folkestone_Hythe_Core_Strategy_Review_Submission_Draft_2020_\(EB_01.00\).pdf?m=637200457103070000](https://www.folkestone-hythe.gov.uk/media/2218/Folkestone-Hythe-Core-Strategy-Review-Submission-Draft-2020-EB-01-00-/pdf/Folkestone_Hythe_Core_Strategy_Review_Submission_Draft_2020_(EB_01.00).pdf?m=637200457103070000))²⁶ Thanet District Council (Adopted September 2020). Thanet Local Plan (see <https://www.thanet.gov.uk/wp-content/uploads/2018/03/Thanet-Local-Plan-July-2020-1-1.pdf>)²⁷ Kent County Council (Adopted September 2020). Kent Minerals and Waste Local Plan. (see <https://www.kent.gov.uk/about-the-Council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy#tab-1>)²⁸ Kent County Council (n.d.). Local Transport Plan 4: Delivering Growth without Gridlock 2016-2031. (see https://www.kent.gov.uk/data/assets/pdf_file/0011/72668/Local-transport-plan-4.pdf)

Non-Technical Summary

Publication Dover District Local Plan (Reg 19)
September 2022

Project/Plan	Time Period	Housing Growth	Employment Growth	Strategic Infrastructure
Dover Western Docks Revival/Port Expansion ²⁹	2017-2020	N/A	N/A	The project is transforming the waterfront with a new marina pier and curve to attract a host of shops, bars, cafes and restaurants. Dover's cargo business is being relocated to a new cargo terminal and distribution centre, creating greater space within the Eastern Docks for ferry traffic and much needed high quality employment opportunities for local people.
The managed expansion of Whitfield ³⁰	2010-2050	A minimum of 5,750 dwellings.	Supporting services, including restaurants, retail, financial and professional offices.	The urban expansion of Whitfield (CP11) identified as a strategic allocation in the Dover Core Strategy 2010 will continue during the lifetime of this Local Plan and will be delivered over the period to 2050, in accordance with the timescale set out in a revised SPD which will accompany this Plan.
Bifurcation of Port traffic (M2/M20) and A299/A249 ³¹	2016-ongoing	N/A	N/A	Measures to split traffic to and from the Channel ports between the M20/A20 and M2/A2 routes, specifically the Dover Western and Eastern Docks and the Channel Tunnel.
Solution to Operation Stack	2018-ongoing	N/A	N/A	Plans to develop an area for up to 3,600 Heavy Goods Vehicles to alleviate congestion to sections of M20 when there is disruption at the Port of Dover and/or Eurotunnel.
Manston Airport Expansion ³²	2020-ongoing	N/A	N/A	Plans to develop an air freight hub at Manston Airport, including passenger services and business aviation. It is estimated that the expansion will accommodate 10,000 air cargo movements a year by its sixth year of operation, which equates to 14 arrival and 14 departures a day.

²⁹ Local Transport Plan 4: Delivering Growth without Gridlock 2016-2031. Available at: https://www.kent.gov.uk/_data/assets/pdf_file/0011/72668/Local-transport-plan-4.pdf.

³⁰ Adopted Dover Core Strategy 2010. Available at: <https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/PDF/Adopted-Core-Strategy.pdf>.

³¹ Local Transport Plan 4: Delivering Growth without Gridlock 2016-2031. Available at: https://www.kent.gov.uk/_data/assets/pdf_file/0011/72668/Local-transport-plan-4.pdf.

³² RSP. Building a strong economic future in Kent. Available at: <https://rsp.co.uk/reopening-manston/>.

1.204 It is apparent from the above table that a significant amount of development is proposed in and around Dover District. This is likely to result in increased indirect pressure on the District's landscapes, green spaces and countryside, and biodiversity, and could lead to further pressure on the historic environment. Development outside the District would not directly affect the District's assets, but there could be indirect impacts e.g. development close to the District boundary could affect the setting of designated historic assets, new residents from neighbouring Districts could result in increased recreational pressure on designated biodiversity assets in the District, and ecological networks could be further eroded.

1.205 The combined increase in traffic flows in Dover and in neighbouring authorities could result in an intensification in noise and air pollution (including increased greenhouse gas emissions), which could in turn affect the health of existing and new residents and workers, as well as sensitive habitats and wildlife species. There is also potential for additional traffic congestion in the District associated with implications of Brexit and the expansion of Dover Port, although this is set to be mitigated by planned highway projects such as the bifurcation of Dover Port traffic and a planned solution to Operation Stack.

1.206 There is a need for the Council to work with Southern Water, the Environment Agency and neighbouring authorities to ensure that the planned growth is taken into account in future rounds of Asset Management Planning to ensure that there is scope for the existing water resource availability and wastewater treatment works within and outside the District to be upgraded to respond to growth in the District and neighbouring authorities.

1.207 Additional waste will be generated through development in the District and neighbouring districts; however, this will be managed through the adopted Kent Waste and Minerals Local Plan.

1.208 In addition, National Highways is proposing the construction of a new tunnel under the Thames to the east of Tilbury and Gravesend, called the 'Lower Thames Crossing' providing better connections between Kent and Essex, the Midlands and the north. This national infrastructure project is likely to cause significant disruption during its construction, but in the long term make a significant positive contribution to the accessibility of the region.

1.209 Overall, relative to the scale of housing and employment growth across the area and associated highways, waste and minerals infrastructure investment, the Publication Local Plan is not likely to significantly affect the significance or distribution of environmental, social and economic effects across the area as a whole.

1.210 Generally, the geographical spread of growth and infrastructure investment across the area is considered to be disparate enough not to generate perceptibly significant environmental, social and economic effects in any particular area. The notable exception is the concentration of housing, employment and infrastructure investment in and around Dover over the next 20 years associated with the expansion of the Port and the mitigation measures being put in place to prevent congestion into and out of the town and port. The timely phasing, delivery and associated mitigation of the effects of the infrastructure investment will be key to managing the cumulative effects of these plans and projects in the District.

Monitoring

1.211 The SEA Regulations require that "the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action" and that the environmental report should provide information on "a description of the measures envisaged concerning monitoring". Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

1.212 Although national Planning Practice Guidance states that monitoring should be focused on the significant environmental effects of implementing a local plan, the reason for this is to enable local planning authorities to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions. Since effects which the SA expects to be minor may become significant and vice versa, monitoring measures have been proposed in this SA Report in relation to all of the SA objectives in the SA framework. As the Local Plan is implemented and the likely significant effects become more certain, the Council may wish to narrow down the monitoring framework to focus on those effects of the Local Plan likely to be significantly adverse.

1.213 Table 32 sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan, which draw on existing monitoring arrangements.

Table 32: Proposed monitoring indicators

SA Objective	Proposed Monitoring Indicators
SA 1: To help ensure that everyone has the opportunity to live in a decent, sustainable and affordable home.	<ul style="list-style-type: none"> ■ Progress in the delivery of the Local Plan strategic and non-strategic housing allocations and dwellings by monitoring year and Plan period. ■ Level and location (by settlement) of new windfall housing development by monitoring year and Plan period. ■ Net annual affordable housing dwelling completions by tenure type and location/area within the District. ■ Qualifying applications approved that have not met the affordable housing tenure split. ■ Rural local needs housing dwellings permitted and completed, by tenure type and location/area within the District. ■ Type and mix of homes permitted and completed. ■ Number of custom and self-build plots approved and completed, by location/area within the District. ■ Number of self-build plots returned unsold. ■ Number and location of Houses in Multiple Occupation permitted by ward. ■ Number of planning applications referred to a Design Review Panel. ■ Number of applications where Design Codes have been prepared. ■ Percentage of appeals allowed on design grounds. ■ Percentage of new residential developments that meet the latest Nationally Described Space Standards. ■ Percentage of units approved and completed which are: M4(2) accessible and adaptable dwellings compliant and M4(3) wheelchair use dwellings compliant. ■ Pitches permitted on intensification sites. ■ Pitches lost. ■ Pitches on alternative windfall sites permitted. ■ Annual applications determined, which apply policy on extensions and annexes (permitted and refused).
SA 2: To reduce inequality, poverty and social exclusion by improving access to local services and facilities that promote prosperity, health, well-being, recreation and integration.	<ul style="list-style-type: none"> ■ Percentage change in life expectancy and levels of deprivation (Indices of Multiple Deprivation). ■ Percentage change in crime levels. ■ Number of cultural and public art projects delivered in the District. ■ Air Quality Exceedances and number of new Air Quality Management Areas declared. ■ Developer contributions secured to deliver public realm improvements. ■ Amount and type of new strategic open space delivered. ■ Amount and type of open space provided in new residential developments. ■ Developer contributions received for open space projects. ■ Number of new indoor and outdoor sports facilities and playing pitches provided and/or enhancements to existing. ■ Developer contributions received for indoor sports facilities and outdoor playing pitches and sports facilities. ■ Loss and gains of public open space and Local Green Space. ■ Losses and gains of new, or enhancements to existing, community facilities ■ Developer contributions received for community facilities.

SA Objective	Proposed Monitoring Indicators
	<ul style="list-style-type: none"> ■ Percentage of new development enabling Fibre To The Premises.
SA 3: To deliver and maintain sustainable and diverse employment opportunities.	<ul style="list-style-type: none"> ■ Gains and losses in employment floorspace. ■ Location of new employment development. ■ Applications for businesses operating from a residential property. ■ Progress in the delivery of the Local Plan employment allocations. ■ Working age population, compared to Kent, the South East and the UK. ■ Total jobs and job density, compared to Kent, the South East and the UK. ■ Economic activity rate, compared to Kent, the South East and the UK. ■ Resident Occupation Group, compared to Kent, the South East and the UK. ■ Earnings by residence and workplace, compared to Kent, the South East and the UK. ■ Level of unemployment, compared to Kent, the South East and the UK. ■ Level of qualification attainment, compared to Kent, the South East and the UK. ■ Gains and losses of tourism floorspace. ■ Location of tourism floorspace. ■ Gains and losses in retail floorspace and town centre uses. ■ Progress in the delivery of the Dover Town Centre Strategy Plan and regeneration projects/Opportunity Areas. ■ Town centre vacancy rates. ■ Use of Article 4 directions in town centres. ■ Loss and gains of local shops. ■ Applications for changes to shop fronts.
SA4: To reduce the need to travel and encourage sustainable and active alternatives to road vehicles to reduce congestion.	<ul style="list-style-type: none"> ■ Percentage increase in sustainable commuting. ■ Number of electric vehicle charging devices in the District. ■ Planning consents for home businesses. ■ Public Rights of Way network gains and losses. ■ Gains in pedestrian routes and cycle paths. ■ Progress towards the delivery of strategic transport improvements for bus and rail. ■ Section 106 and 278 Agreements signed relating to sustainable travel improvements.
SA 5: To promote sustainable forms of development that maintain and improve the quality of the District's natural resources, including minerals, soils and waters.	<ul style="list-style-type: none"> ■ Percentage of brownfield and greenfield development. ■ Average density of residential development in the District by settlement. ■ Average domestic water consumption in the District. ■ Average commercial water consumption in the District. ■ Development permitted in Coastal Change Management Areas. ■ Water quality of the River Dour.
SA 6: To reduce air pollution and ensure air quality continues to improve.	<ul style="list-style-type: none"> ■ Number of Air Quality Management Areas in the District. ■ Exceedance episodes of key air pollutants. ■ Exceedance episodes of national air quality objectives. ■ Air quality exceedances and number of new Air Quality Management Areas declared. ■ Percentage increase in sustainable commuting. ■ Number of electric vehicle charging devices in the District.

SA Objective	Proposed Monitoring Indicators
	<ul style="list-style-type: none"> ■ Number of electric vehicles as a percentage of total vehicles.
SA 7: To avoid and mitigate flood risk and adapt to the effects of climate change.	<ul style="list-style-type: none"> ■ Number of properties/areas at risk of flooding in the District. ■ Number of applications approved contrary to Environment Agency advice. ■ Number of windfall applications approved and refused on sites at risk of flooding. ■ Number of qualifying permitted developments incorporating Sustainable Drainage Systems.
SA 8: To mitigate climate change by actively reducing greenhouse gas emissions.	<ul style="list-style-type: none"> ■ Percentage reduction in CO₂ emissions. ■ Number of energy-efficiency measures installed in homes in the District. ■ Number public electric vehicle charging devices in the District. ■ Percentage of applications for new dwellings that demonstrate a 31% reduction below the Target Emission Rate or Future Homes Standard compliance. ■ Percentage of applications for new dwellings and new non-residential buildings that demonstrate Building Research Establishment's Environmental Assessment Method (BREEAM) Very Good or Future Buildings Standard compliance. ■ Percentage of new homes in the District with Energy Performance Certificates of A or B. ■ Number of applications permitted for the generation of renewable or low carbon energy.
SA 9: To conserve, connect and enhance the District's wildlife habitats and species.	<ul style="list-style-type: none"> ■ Impact on designated sites, including Special Area of Conservation, Special Protection Area and Ramsar sites. ■ Percentage Local Wildlife Sites in positive conservation management. ■ Percentage Sites of Special Scientific Interest in favourable recovery. ■ Additional land area designated and protected for biodiversity. ■ Implementation of mitigation measures at the Thanet Coast and Sandwich Bay Special Protection Area. ■ Ancient Woodland loss. ■ Condition of Biodiversity Opportunity Areas. ■ Condition of Nature Reserves and Local Wildlife Sites. ■ Additional Tree Preservation Orders made. ■ Biodiversity Net Gain, Habitat Creation, restoration and management
SA 10: To conserve and/or enhance the significant qualities, fabric, setting and accessibility of the District's historic environment.	<ul style="list-style-type: none"> ■ Percentage of appeals dismissed on grounds of harm to a designated or non-designated heritage asset. ■ Percentage of appeals dismissed on grounds of harm to a Conservation Area. ■ Percentage of appeals dismissed on grounds of unjustified harm to assets of archaeological interest. ■ Percentage of appeals dismissed on grounds of unjustified harm to a Registered Park and Garden.
SA 11: To conserve and enhance the special qualities, accessibility, local character and distinctiveness of the District's settlements, coastline and countryside.	<ul style="list-style-type: none"> ■ Major development proposals approved within the Kent Downs Area of Outstanding Natural Beauty. ■ Retail and main town centre uses permitted outside of town centre boundaries. ■ Number of public realm, cultural and public art projects secured by a Section 106 Agreement. ■ Development permitted in Coastal Change Management Areas.

SA Objective	Proposed Monitoring Indicators
	<ul style="list-style-type: none"> ■ Gains and losses of tourism floorspace by area of District. ■ Public Rights of Way network gains and losses. ■ Gains in pedestrian routes and cycle paths. ■ New development outside of defined settlements.

Conclusions and Next Steps

Conclusions

1.214 This NTS has been prepared to accompany the Regulation 19 Consultation for the Dover District Publication Local Plan and SA. The SA has sought to identify significant effects emerging from the Publication Local Plan in line with the SEA Regulations.

1.215 The Publication Local Plan sets out a strategy that meets the District's housing needs as well as its aspirations for economic growth. A minimum of 10,998 new homes are to be delivered over the Plan period, which roughly equates to a 21.8% increase in the total number of homes in Dover District.

1.216 Housing growth is distributed across the District, with notable concentrations of allocations in the District's largest existing settlements, most notably Dover Town and neighbouring Whitfield. Other strategic housing allocations include large areas of land to the south of Aylesham and land in between Eythorne and Elvington.

1.217 Employment growth is generally focussed within established employment sites scattered across the District, with notable concentrations in Dover, Aylesham and the north of Sandwich.

1.218 The Publication Local Plan seeks to maximise the capacity of urban sites within the District's largest and most accessible settlements, but the scale of development needed has resulted in a need to also allocate a significant amount of greenfield land within the vicinity of the District's established centres of growth and farther afield in the countryside. This includes some large allocations within and adjacent to some of the District's smaller local centres and villages where the effects of the Publication Local Plan are likely to be particularly evident. Of the 69 sites allocated for housing in the Plan, 45 are greenfield and 24 are brownfield sites. In terms of the provision of new homes, 76.7% of the new homes proposed on site allocations in the plan are on greenfield sites, and 23.3% are on brownfield sites³³.

1.219 Besides the significant benefits of delivering the District's housing and economic needs, the strategic policies delivering the majority of the planned growth set out plans to deliver a wide range of other benefits, such as the inclusion of new and improved facilities, services, green infrastructure and public transport networks.

1.220 The Publication Local Plan has a strong focus on mitigating and adapting to the effects of climate change over the Plan period and also requires excellent design sensitive to the District's natural, built and historic environment. However, the scale and distribution of the development proposed in the Publication Local Plan also has potential to have significant adverse effects on the District's natural resources, landscape and townscape, biodiversity and historic assets.

1.221 Generally, the growth strategy, spatial strategy and policies perform better than or similar to the reasonable alternatives tested, but several policy recommendations have been made to improve the sustainability performance of the Publication Local Plan.

1.222 Dover does not exist in isolation. Neighbouring Districts are also planning to deliver considerable amounts of development. This will result in in-combination effects, which will give the impression of increased urbanisation including the generation of additional traffic, and put pressure on resources, such as water, air quality, tranquillity and on ecological networks. It is therefore important that the local planning authorities continue to work closely together to make sure that their plans are co-

³³ In Chapter 5 of the SA, 75 residential site allocations are recorded. Reference is made here to 69 residential site allocations because some of the sites appraised separately in the SA were combined as allocations: (1) WHI001r and WHI008; (2) EYT003, EYT009 and EYT012; (3) SHE004r2 and TC4S082; (4) STM007 and STM008; (5) PRE003, PRE016 and PRE017; and (6) RIN002 and RIN004. The sites have been combined and each allocation policy appraised as one in Chapter 7 of the SA.

ordinated to provide an integrated approach to maintaining and enhancing quality of life for all their residents, workers and visitors, and to ensure that a rich, high quality and resilient environment is created.

Next steps

1.223 This Non-Technical Summary will be available for consultation alongside the full SA Report and the Publication Local Plan in October through to December 2022.

1.224 After the public consultation, the Local Plan will be submitted to the Planning Inspectorate for examination.

LUC

September 2022