



Dover District Local Plan

Sustainability Appraisal and Habitat Regulations Assessment Statement of the Adopted Land Allocations Local Plan

January 2015

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Chapter 1 Introduction

1.1 Dover District Council adopted its Land Allocations Local Plan Development Plan Document (DPD) on 28th January 2015. Alongside the preparation of the Land Allocations Local Plan the Council has carried out a parallel process of appraising and consulting on a Sustainability Appraisal (SA) and the Habitat Regulations Assessment (HRA).

1.2 The SA seeks to identify the economic, social and environmental impacts of the Core Strategy and suggests ways to avoid or minimise negative impacts and maximise positive ones. The HRA was undertaken to assess the potential effects of the proposals included in the Core Strategy on the Natura 2000 network of internationally important wildlife sites.

1.3 When a plan or programme is adopted, the Strategic Environmental Assessment (SEA) Directive requires the body responsible for preparing it to make information available on how environmental, or in this case sustainability considerations and consultation responses were reflected in the plan or programme and how its implementation will be monitored in the future. It is good practice to extend this statement to include details of how the HRA has been taken into account.

Sustainability Appraisal

1.4 Councils are required to undertake strategic environmental assessment of Plans under the European Parliament Directive 2001/42/EC. This has been incorporated into the process of preparing DPDs under the Environmental Assessment of Plans and Programmes Regulations 2004, and through guidance published by the ODPM (now DCLG) in November 2005.

1.5 Article 9 of the European Directive states when a Plan is adopted authorities must inform specific environmental consultees and the public with a statement summarising how environmental considerations have been integrated into the Plan, (i.e. a Sustainability Appraisal Report) and how the result of consultations on the report have been taken into account, and the reason for choosing the plan in the light of other reasonable alternatives. In this context, the specific environmental consultees are Natural England, the Environment Agency and English Heritage.

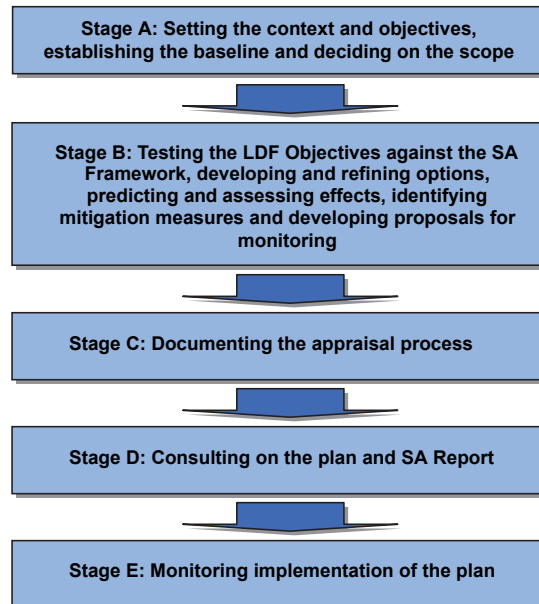


Figure 1.1 The five stage approach to the SA

Habitat Regulations Assessment

1.6 The need for Habitat Regulations Assessment is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by Regulation 48 of the Conservation (Natural Habitats &c) Regulations 1994 (as amended in 2007). The ultimate aim of HRA is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.

1.7 The Habitats Directive applies the precautionary principle to protected areas; plans and projects can only be permitted having ascertained there will be no adverse effect on the integrity of the site(s) in question. This is in contrast to the SEA Directive which does not prescribe how plan or programme proponents should respond to the findings of an environmental assessment; it simply says the assessment findings (as documented in the ‘environmental report’) should be ‘taken into account’ during preparation of the plan or programme. In the case of the Habitats Directive, plans and projects may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network. In order to ascertain whether or not site integrity will be affected, an HRA should be undertaken of the plan or project in question.

Land Allocations Local Plan

1.8 The Council undertook a SA and HRA of the Land Allocations Local Plan (LALP) and the Addendum to the Land Allocations Local Plan.

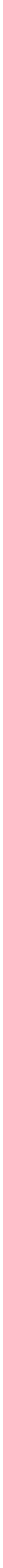
1.9 The Examination hearings into the soundness of the LALP were held between 28th January and 7th February 2014. Following the hearing sessions the Council prepared a schedule of proposed Main Modifications (MMs) and carried out an SA/HRA of the MMs which were all subject to public consultation.

1.10 The Inspector's Report, issued on 5th December 2014, confirms how SA has influenced the development of the LALP and how it has informed the process including how the public and stakeholders were given the opportunity to comment on the findings of the SA/HRA.

1.11 Alongside public consultation on the proposed MMs the Council consulted on an SA which contained correct information on the agricultural land classification of the allocated and omission sites (August 2014).

1.12 This document has been prepared to address the following points:

- how sustainability considerations have been integrated into the plan;
- Sustainability Appraisal/HRA Consultation;
- how opinions expressed through consultation have been taken in to account;
- reasons for choosing the plan as adopted, in light of other reasonable alternatives dealt with; and
- the measures to be taken to monitor the significant environmental effects of the implementation of the plan.



Chapter 2 How the Environmental Considerations have been Integrated into the Core Strategy

2.1 URS (formerly Scott Wilson) were appointed by Dover District Council to provide independent advice, appraise and produce the SA and HRA of the LALP. By undertaking a systematic and iterative process the SA and HRA have been used to:

- develop and refine a list of reasonable alternatives;
- assess both the positive and negative effects of the reasonable alternative;
- identify and revise the reasonable alternatives and consider mitigation measures that address the effects and achieve more sustainable outcomes; and
- select the most sustainable options.

2.2 The SA and the HRA started alongside work on the Council's Core Strategy with a Scoping Report and Context Review in 2005. Both of these documents were subject to consultation with the designated Consultation Bodies for the SEA (English Heritage, the Environment Agency and Natural England) for a period of five weeks. An Addendum to the Scoping Report was subsequently prepared in 2007. The scope of the SA was presented in an updated SA Report which was published for consultation alongside the Pre-Submission LALP.

2.3 Table 2.1 presents a summary of the key context messages established through SA scoping work undertaken in 2005 and 2007.

| |
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| Respect environmental limits |
| Conserve and enhance biodiversity . In particular, seek to protect all statutory nature conservation sites as well as focusing on biodiversity in the wider environment, connectivity and the provision of new habitats |
| Create mixed communities |
| Reduce car dependence by facilitating more walking and cycling and improving public transport linkages |
| Promote good design in new developments |
| 'Green' residential developments and ensure sufficient open space provision |
| Avoid developments at an average density of less than 30 dwellings per hectare |
| Incorporate waste strategies into new developments; encourage re-use, recycling and recovery of waste |
| Locate major traffic generators in cities, towns and district centres |
| Ensure that jobs, shopping, leisure facilities and services are accessible by public transport |
| Protect the historic environment and secure increased access where appropriate |
| Protect open space and sports and recreational facilities of high quality / value to the local community |

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| Protect stretches of Heritage Coast and prohibit unnecessary coastal development |
| Protect noise sensitive land uses from activities resulting in increased noise levels. |
| Promote more sustainable drainage systems where appropriate |
| Ensure that local communities have access to a range of shopping, leisure and local services |
| Regenerate deprived areas |
| Prioritise the development of previously developed brownfield sites |
| Re-use existing buildings |
| Conserve the Area of Outstanding Natural Beauty (AONB) |
| Support development proposals that will aid farming |
| Develop renewable energy sources and incorporate renewable energy projects in new developments; contribute to Kent-wide targets for renewable energy |
| Support a more local, small scale and dispersed pattern of energy generation |
| High standards of energy efficiency in new developments and support combined heat and power (CHP) |
| Where appropriate, invoke the 'precautionary principle' in relation to potentially polluting development |
| Encourage high value added activities and promote cluster activities (e.g. pharmaceutical research) |
| Improve road access (particularly A2 and A20) |
| Enhance the role of Dover port and restore the port's rail connection |
| Upgrade tourism facilities, promote diversity and reduce seasonality |
| To improve the match between housing needs and provision |
| Reduce the number of rough sleepers in Dover District |
| Reduce the number of unfit dwellings |
| Secure adequate domestic access to the Channel Tunnel Rail Link (CTRL) |
| Regenerate the coalfields and promote a mixed use community at Aylesham |
| 30% of new housing is ' affordable ' |
| Endeavour to reduce greenhouse gas emissions and adapt to climate change already underway |
| Promote market towns as hubs for local business development |

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|--|
| Incorporate disabled access into development |
| Protect coastal ecosystems from defence works |
| Include policies to promote better public health (e.g. through walking and cycling initiatives) |
| Encourage developments that 'design out' crime and reduce fear of crime |
| Consider the impact of growth in Ashford |
| Consider the implications of an ageing population |

Table 2.1 Key messages from the context review

2.4 The sustainability objectives provided the benchmark for undertaking the SA. The policies in the LALP and the sites that were put forward for development were appraised against the objectives as the options - or key choices - alongside the preparation of the LALP. In other words, the objectives provided a methodological yardstick against which to assess the effects of the Plan. It was used to predict the potential effects as well as evaluate how significant effects were likely to be.

2.5 The involvement of the designated Consultation Bodies continued throughout the publication and submission of the LALP. Copies of the SA and HRA are available on the District Council's website at www.dover.gov.uk/Planning/Planning-Policy/Local-Development-Framework/Other-Information-AMR/Sustainability-Appraisal.aspx which demonstrates how sustainability objectives have been taken into account and integrated into the LALP.



Chapter 3 Sustainability Appraisal/HRA Consultation

3.1 Table 3.1 provides a summary of the various stages involved with the preparation and consultation on the SA and HRA as part of the development and refinement of the LALP.

| Date | Plan Making Stage | SA/HRA Document | Details |
|----------------|--------------------|---|--|
| April 2004 | | Scott Wilson /Levett Therivel appointed by Dover District Council to undertake the SA/ SEA and HRA. | |
| May 2004 | Evidence Gathering | Project Inception meeting with Scott Wilson to identify the actions needed to start the SA process | |
| July 2004 | Evidence Gathering | Stage 1 meeting with URS to identify the context and objectives of the SA | |
| September 2004 | Evidence Gathering | SA Scoping Workshop | Workshop to discuss the scope of the SA focusing on: <ul style="list-style-type: none"> • A review of plans and programmes relevant to the Plan; • The sustainable development objectives which will form the basis for the SA; and • The baseline economic, social and environmental information that will inform the SA |
| November 2004 | Evidence Gathering | Feedback from the SA Scoping Workshop | Feedback sent to all of those people who attended the SA Scoping Workshop |
| January 2005 | Evidence Gathering | Consultation on draft SA Scoping Report | Consultation with a range of statutory and non statutory organisations, Parish and Town Councils on the Scoping Report following the workshop asking for identification of any gaps in |

| Date | Plan Making Stage | SA/HRA Document | Details |
|---------------|--------------------|--|--|
| | | | the information and how the information provided on the indicators could be improved |
| March 2005 | Evidence Gathering | Context Review | Established the context in which the Plan was prepared i.e. the other policies, plans, programmes, strategies and initiatives that influenced the content of the Plan (and vice versa) and the opportunities and challenges they presented |
| April 2005 | Evidence Gathering | SA Scoping Report | Documented the findings from the Context Review |
| November 2005 | Evidence Gathering | Dover Strategic Options - Interim SA Report | Documented the appraisal of the objectives and options proposed by the Council and summarises their potential economic, social and environmental implications |
| August 2007 | Evidence Gathering | Scott Wilson appointed to undertake the Habitat Regulations Assessment (HRA) of the Core Strategy and Site Allocations Document | |
| December 2007 | Evidence Gathering | SA Scoping Report Addendum | Documentation of additional information relevant to the SA process |
| December 2007 | Preferred Options | Briefing note for the Council and Cabinet meeting held to agree the Core Strategy Preferred Options Document for public consultation | Briefing note that identified the Sustainability/HRA implications of the Core Strategy growth options |

| Date | Plan Making Stage | SA/HRA Document | Details |
|---------------------------|---|--|---|
| March 2008 | Preferred Options | Core Strategy and Site Allocations Document SA Non Technical Summary and HRA | Identification of the economic, social and environmental impacts of the Core Strategy and Site Allocations Document with suggested ways to avoid or minimise negative impacts and maximise positive ones |
| March 2008 | Preferred Options | Core Strategy Sustainability Appraisal Report Volumes 1 and 2 Main Report | Identification of the economic, social and environmental impacts of the Core Strategy and Site Allocations Document with suggested ways to avoid or minimise negative impacts and maximise positive ones |
| July-December 2008 | Preferred Options | | Analysis of comments received on the SA/HRA Documents |
| November 2008 - June 2009 | Pre-publication and post publication of the Core Strategy | | Series of discussions and correspondence with Natural England regarding the HRA and Green Infrastructure |
| January - March 2009 | Publication of the Core Strategy | SA and HRA of the Submission Core Strategy | |
| June 2009 | Submission of the Core Strategy | Paper issued on the Natura 2000 sites and the HRA of the Core Strategy | Following concerns voiced by Natural England, Kent Wildlife Trust and the RSPB in respect of perceived impacts on the Natura 2000 sites, this note was prepared to consider the various sites in finer detail |
| October 2009 | Submission of the Core Strategy | Meeting with Dover District Council, Scott Wilson, Natural England, Kent Wildlife Trust and RSPB | This meeting was held to try and agree some revised wording for the Core Strategy prior to the Examination in Public |
| October 2009 | Core Strategy Examination | | Inspector's Report received in January 2010 which confirms the Core Strategy is sound and none of the proposed changes will materially alter the |

| Date | Plan Making Stage | SA/HRA Document | Details |
|------------------|---|--|--|
| | | | substance of the overall plan and its policies, or undermine the Sustainability Appraisal and the participatory process |
| December 2012 | Publication of the Pre-Submission LALP | SA and HRA of the Pre-Submission LALP | |
| Jan - March 2012 | | | Analysis of comments received on the SA/HRA Documents |
| May 2013 | Publication of the Addendum to the LALP | SA and HRA of the Addendum to the LALP | |
| May - Aug 2013 | | | Analysis of comments received on the SA/HRA Documents |
| Jan/Feb 2014 | LALP Examination | | Inspectors Report issued on 5th December 2014 which confirms the LALP is sound and with the Main Modifications satisfies the requirements of the 2004 Act and meets the criteria of soundness in the National Planning Policy Framework. |
| August 2014 | Publication of the Schedule of the Main Modifications to the LALP | SA and HRA of the Main Modifications to the LALP | |
| August 2014 | | Erratum to the SA of the Pre-Submission LALP | The Erratum was prepared to include the correct 'Agricultural Land' classification for all of the allocated and omission sites. |

Table 3.1 Stages Undertaken in the Production of the Sustainability Appraisal/Habitat Regulations Assessment

Chapter 4 How the Opinions Expressed through Public Consultation have been taken into Account

4.1 At each stage of the preparation of the LALP all consultees, those submitting representations and the public, have been made aware of the publication of new documents. Hard copies of documents have been made available at the Council Offices and Area Offices. All documents have been placed on the Council's website.

4.2 Under the SEA Directive, the findings from the SA and the responses received to the consultation on the plan or programme must be taken into account by decision-makers before the adoption of the plan or programme. Representations made during the consultation on the SA and HRA at Preferred Options stage of the LALP were recorded, analysed and where appropriate were used to help inform the LALP. All of the representations received and the responses to the individual points that were made to the SA/HRA during the consultation period were made publicly available as part of the Examination process.

4.3 Following the consultation on the Preferred Options LALP⁽¹⁾ the District Council re-drafted the LALP (Pre-Submission Local Plan) and URS undertook a SA and HRA which included an appraisal of the changes to the LALP. Representation to the Pre-Submission Local Plan were analysed by the Council and submitted to the Inspector who was appointed to oversee the Examination of the LALP.

4.4 Concerns were voiced by Natural England, Kent Wildlife Trust and the RSPB at the Preferred Options stage in respect to the perceived impacts on Natura 2000 sites within the Dover District Council boundary. The Paper on Natura 2000 sites was prepared to assess the Natura 2000 sites in finer detail against the impact pathways identified in the HRA. Leading on from this a Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy was developed by the Council and incorporated into Annex 1 of the LALP and tested through the Examination process.

1 The LALP was formally called the Site Allocations Document



Chapter 5 The Reasons for Choosing the Plan or Programme as Adopted, in light of the other reasonable alternatives dealt with

Reflecting the findings of Sustainability Appraisal

5.1 From the shortlist of reasonable site options, the Council came to a decision on a list of preferred sites (i.e. sites the Council intends to allocate) on the basis of evidence from a range of sources. Considerable weight has been given to evidence gathered through consultation (including direct consultation with all relevant Parish / Town Councils and statutory agencies) and site visits which included a detailed assessment of all sites put forward for development. Site proformas⁽²⁾ containing a full analysis of all sites are available on the District Council's website.⁽³⁾

Appraisal of Site Options

Methodology

Site options were subjected to SA utilising a strict 'site appraisal question' based methodology. Site appraisal questions were developed to reflect the sustainability objectives identified through SA scoping as far as possible, however, given data availability⁽⁴⁾ the site appraisal questions that it has been possible to ask/answer are limited in scope.

| SA objective | Questions it was possible to answer given the data available | Questions that might ideally have been answered were data available |
|---|---|---|
| To help ensure that everyone has the opportunity to live in a decent, sustainable and affordable home | <ul style="list-style-type: none"> • None | <ul style="list-style-type: none"> • Is the site allocated for housing and located within a part of the District where there is particular housing need? |
| To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment | <ul style="list-style-type: none"> • Is the site within a flood zone? | <ul style="list-style-type: none"> • Is the site at risk from surface water flooding? • Is the site a Coastal Change Management Area? |
| To improve the health and well-being of the population and reduce inequalities in health | <ul style="list-style-type: none"> • How far is the nearest children's play space? • Is the site within an area that suffers from problems of health deprivation? | <ul style="list-style-type: none"> • How far is the nearest outdoor sports facility? • How far is the nearest park, open space or multifunctional greenspace? |

² A 'proforma' was developed prior to site visits to ensure consistent data-gathering.

³ Site visits were undertaken by planning officers supported by officers from the Council's Conservation, Heritage, Landscape, and Nature Conservation sections, and Kent County Council Highways officers.

⁴ Given the imperative of achieving consistency and transparency it is only possible to draw on data-sets for which data is available for each and every site option.

| SA objective | Questions it was possible to answer given the data available | Questions that might ideally have been answered were data available |
|--|--|---|
| | | <ul style="list-style-type: none"> • How far is the nearest allotment space? • Would allocation of the site lead to the loss of a significant outdoor sports facility, children's play space, green space or allotments? |
| To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest | <ul style="list-style-type: none"> • Is the site within an area that suffers from problems of overall deprivation? | <ul style="list-style-type: none"> • Is the site in a deprived area where development is required in order to support regeneration? |
| To improve accessibility for everyone to all services, facilities, recreational opportunities and employment | <ul style="list-style-type: none"> • Is the site within the boundaries of a settlement? • How far is the nearest primary school? • How far is the nearest secondary school? | <ul style="list-style-type: none"> • How far is the nearest health centre or GP service? • Would the allocation lead to a loss of community facilities? • Would the allocation lead to the loss of a significant recreational resource (not open space)? |
| To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve | <ul style="list-style-type: none"> • Is the site in or near to an Air Quality Management Area (AQMA)? | <ul style="list-style-type: none"> • Will development of the site lead to increased traffic movements within an AQMA? |
| To conserve and enhance biodiversity | <ul style="list-style-type: none"> • How far is the nearest Special Protection Area, Special Area of Conservation or Ramsar site? • How far is the nearest Site of Special Scientific Interest? • How far is the nearest ancient semi-natural woodland? | <ul style="list-style-type: none"> • How far is the nearest locally designated wildlife site? • Will allocation impact on an ecological corridor? • Does the site contain any BAP priority species or habitats? |
| To protect, enhance and make accessible for | <ul style="list-style-type: none"> • How far is the nearest Scheduled Monument? | <ul style="list-style-type: none"> • Is the site within an area that contributes to the setting of a |

| SA objective | Questions it was possible to answer given the data available | Questions that might ideally have been answered were data available |
|---|--|---|
| enjoyment, the countryside and the historic environment | <ul style="list-style-type: none"> • How far is the nearest listed building? • How far is the nearest Conservation Area? • How far is the nearest Historic Park or Garden? • Is the site within an area designated as heritage coast? • How far is the site from the Kent Downs Area of Outstanding Natural Beauty? | heritage asset / area of heritage importance? |
| To create a high quality built environment | • This SA objective is not relevant to the appraisal of site allocations. | |
| To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure | <ul style="list-style-type: none"> • Is the site within the boundaries of a settlement? • How far is the nearest train station? | <ul style="list-style-type: none"> • How far is the nearest high quality public transport route? • How far is the nearest cycle route? |
| To promote sustainable forms of development and sustainable use of natural resources | <ul style="list-style-type: none"> • Is the site in a Groundwater Protection Zone? • Is the site located on high quality agricultural land? • Does the site include contaminated land? | <ul style="list-style-type: none"> • Is the site in the abstraction area for the River Dour? • Will the allocation make use of previously developed land (PDL)? |
| To encourage high and stable levels of employment and sustain economic competitiveness | • Is the site in an area with 'employment' deprivation? | <ul style="list-style-type: none"> • How far is the nearest employment hub or industrial area? • Will the allocation result in loss of employment or employment land? |
| To improve the development and retention of skills | • This SA objective is not relevant to the appraisal of site allocations. | |

| SA objective | Questions it was possible to answer given the data available | Questions that might ideally have been answered were data available |
|--|---|--|
| To ensure that development benefits everyone in the District | <ul style="list-style-type: none"> • This SA objective is not relevant to the appraisal of individual site allocations. There is the potential examine whether site allocations acting in combination will contribute to this objective. | |

Table C: Scope of the site appraisal methodology

A concise list of the appraisal questions answered for the site options, along with the 'decision rules' used to categorise answers. A red categorisation equates to the prediction of a significant adverse effect, an amber categorisation equates to the prediction of an adverse effect, and a green categorisation equates to the prediction of an effect that is either positive or non-adverse.

The decision rules are quantitative. This allows for the analysis of the sites to be undertaken using Geographical Information System (GIS) software. No qualitative information / professional judgement has been drawn on when categorising sites as red, green or amber.

Most of the rules are distance related. It is important to note all distances are 'as the crow flies' as it was not possible to take account of the distance of the route that would be taken in practice (e.g. when walking or travelling by car). Most distance rules have been developed internally by the plan-making / SA team, following a review of thresholds applied as part of Local Plan / SA processes elsewhere in England. A number of thresholds reflect the assumption 400m is a distance-easily walked by those with young children and the elderly.

| Appraisal question | Decision rules |
|--|--|
| Is the site within a flood zone? | R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1 |
| How far is the nearest children's play space? | R = 1km A = 600m – 1km G = Less than 600m, or allocation is for employment/retail |
| Is the site within an area that suffers from problems of health deprivation? | A = Within one of the 20% most deprived Super Output Areas nationally, according to the Index of Multiple Deprivation 2010 G = Not within one of the 20% most deprived SOAs nationally, or allocation is for employment |
| Is the site within an area that suffers from problems of overall deprivation? | A = Not within one of the 20% most deprived Super Output Areas nationally, according to the Index of Multiple Deprivation 2010 G = Within one of the 20% most deprived SOAs nationally |
| How far is the nearest primary school? | R = >800m A = 400m – 800m G = <400m, or allocation is for employment/retail |
| How far is the nearest secondary school? | R = >5km A = 2 – 5km G = <2km, or allocation is for employment/retail |
| Is the site in or near to an AQMA? | R = Within or adjacent an AQMA A = <1km from an AQMA G = >1km from an AQMA |
| How far is the nearest Special Protection Area, Special Area of Conservation or Ramsar site? | R = <1km from an SPA/SAC/Ramsar A = 1-5km from an SPA/SAC/Ramsar G = >5km from an SPA/SAC/Ramsar |
| How far is the nearest Site of Special Scientific Interest? | R = <400m from an SSSI A = 400 – 800m from an SSSI G = >800m from an SSSI |
| How far is the nearest ancient semi-natural woodland? | R = Includes or is adjacent to ASNW A = <400m from AWWN G = >400m from an AWWN |
| How far is the nearest Scheduled Monument? | R = Includes or is adjacent to a SAM A = <100m from a SAM G = >100m from a SAM |
| How far is the nearest listed building? | R = Includes or is adjacent to a listed building A = <100m from a listed building G = >100m from a listed building |
| How far is the nearest Conservation Area? | R = Includes or is adjacent to a Conservation Area A = <100m from a Conservation Area G = >100m from a Conservation Area |
| How far is the nearest Historic Park or Garden? | R = Includes or is adjacent to a historic park or garden A = <100m from a historic park or garden G = >100m from a historic park or garden |
| Is the site within an area designated as heritage coast? | R = Within G = Not within |

| | |
|---|--|
| How far is the site from the Kent Downs Area of Outstanding Natural Beauty? | R = Within the AONB or within 20m of the AONB A = <5km G = >5km |
| How far is the nearest settlement? | R = >1km A = 400m - 1km G = <400m |
| How far is the nearest train station? | R = >2km A = 1km – 2km G = <1km |
| Is the site within a Groundwater Protection Zone? | A = Within Protection Zone 1 G = Not within Protection Zone 1 |
| Is the site located on high quality agricultural land? | R = Includes Grade 1 or 2 agricultural land A = Includes Grade 3 agricultural land G = Does not include Grade 1, 2 or 3 agricultural land |
| Does the site include contaminated land? | A = No G = Yes |
| Is the site within an area of employment deprivation? | A = Not within the 20% most deprived SOAs for employment, according to the Index of Multiple Deprivation, 2010 G = Within the 20% most deprived SOAs for employment, or allocation is for residential |

Table D: Site appraisal questions and decision rules

Appraisal findings

5.2 Considerable weight was given to the findings from the SA. For ease of interrogation, the sites were split between the two tables according to whether they were:

- Subsequently determined to be ‘preferred’ by the Council, and hence are now ‘allocated’ within the Pre-submission Local Plan; or
- Subsequently determined to be ‘non-preferred’ / have not taken forward as an allocation in the Pre-submission Local Plan.

5.3 For a number of sites the SA suggested significant constraints exist (i.e. at least one ‘red’ score is assigned). In some instances, however, the planning team – on the basis of evidence other than the SA - choose to allocate these sites. In these particular cases the Council provided a response to SA findings / justification for allocating a particular site.

5.4 Conversely, a number of the sites the SA has found to perform well (i.e. for which no red scores are assigned) have not been allocated. The SA included a commentary on the Council’s response to SA findings and a justification for not allocating the site.

Habitat Regulations Assessment

5.5 The LALP was evaluated in detail within the context of the work that was undertaken on the HRA as part of the Council’s Adopted Core Strategy and existing knowledge of the various ways in which development could impact on European sites which had been accumulated from URS carrying out HRAs across the country at all geographical scales.

5.6 The screening process for the plan was completed during earlier stages of the HRA as part of work undertaken for the Core Strategy. In summary, it was concluded the Core Strategy could not be screened out as being inherently unlikely to lead to adverse effects on European sites and therefore required Appropriate Assessment. Individual policies were re-screened during the Appropriate Assessment in order to determine whether they had the potential to lead to adverse effects.

European sites

5.7 Five European sites lie wholly or partly within the Dover boundary which needed to be considered and assessed in the HRA in terms of the potential impact the Core Strategy's policies and allocations would have on them:

- Dover to Kingsdown Cliffs SAC
- Lydden & Temple Ewell Downs SAC
- Sandwich Bay SAC
- Thanet Coast and Sandwich Bay SPA
- Thanet Coast and Sandwich Bay Ramsar

5.8 A further six European sites are considered to have links with development within Dover District's boundary via pathways as described above and as such were also included in the HRA. These are:

- Blean Complex SAC
- Folkestone to Etchinghill Escarpment SAC
- Thanet Coast SAC
- Stodmarsh SAC
- Stodmarsh SPA
- Stodmarsh Ramsar site.

5.9 All of the allocations and policies in the LALP were scoped for potential conflicts with the above European sites. The majority of the allocations could be 'scoped out' as there is no opportunity for any of these policies to result in adverse effects on European sites.

5.10 In the cases where there could be individually or in combination effect on a European site, a site specific criteria was included in the policy that allocated for the site development. This approach was accepted by the Inspector.



Chapter 6 The Measures that are to be taken to Monitor the Significant Environmental Effects of the Implementation of the Plan or Programme

6.1 Article 10 of the European Directive sets out the requirement to monitor the significant environmental effects of the implementation of plans, to identify unforeseen adverse effects and to take remedial action. It acknowledges existing monitoring arrangements may be used, if appropriate, with a view to avoid duplication of monitoring.

6.2 The LALP relies on the monitoring framework embedded in the Council's Adopted Core Strategy. The monitoring framework in the Adopted Core Strategy was developed to understand whether the strategy and policies are delivering the intended outcomes. The monitoring framework in the Submission Core Strategy, therefore, comprises of a 'bundle' of indicators which monitor the significant environmental, social, and economic effects of the Core Strategy. The intention is to monitor whether an objective is delivering the intended outcome or trend towards sustainable development and the achievement of the sustainability objectives (see Table 6.1).

6.3 Higher levels of development in the District will inevitably result in negative effect in terms of some sustainability objectives. Higher growth will lead to greater resource use (notably water consumption, waste production and greenfield land-take), more pollution, and more impacts on landscape and biodiversity. The Council has, however, developed strong mitigation measures. In particular Policies have been developed taking account of robust local evidence base studies into the potential for sustainable design and construction and water efficiency measures (Policy CP5 and Policy CP6). A Green Infrastructure network has been developed along with a Green Infrastructure Strategy (Policy CP7).

6.4 Infrastructure will also be key to avoiding and mitigating negative effects of growth. The Core Strategy identifies a wide range of essential infrastructure projects that must come forward. These infrastructure projects are listed under a range of key headings, demonstrating community and green infrastructure is being considered alongside (and of equal importance to) traditional infrastructure delivery. The Core Strategy in Chapter 5 includes a Delivery Framework which should lead to infrastructure delivery being planned for in an appropriate way. The Delivery Framework will be supported by a detailed Delivery Plan.

6.5 The large amount of development promoted through the Core Strategy will lead to socio-economic benefits for the District as a whole, but it could increase the potential for some existing residents to lose out as a result of nearby development causing disruption. Careful planning will be required to ensure existing local residents gain the benefits of regeneration (e.g. through improved and more accessible services and facilities), and development does not exacerbate existing inequalities.

Impact on European sites

6.6 The HRA recommended recreational impact on European sites is avoided by provision of alternative green space to draw visitors away from them which would be accompanied by increased visitor management on the European sites. At the time of preparing the Core Strategy, the HRA did not translate this recommendation into detailed proposals but proposed that it is implemented through the Green Infrastructure Strategy.

6.7 Work on preparing a Green Infrastructure Strategy was subsequently developed alongside the LALP in partnership with the neighbouring East Kent local authorities; Canterbury City Council, Thanet and Shepway District Councils. The Green Infrastructure Strategy sits alongside the Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy.

Monitoring

6.8 The following table sets out the strategic indicators in the Council's Adopted Core Strategy that will be used to help assess progress on the implementation of the Strategy. They are based upon the Strategy's objectives and are reported annually in the Council's Annual Monitoring Report (AMR). Table 6.1 is an extract from the Council's 2013/2014 AMR.

6.9 While most of the objectives can be measured quantitatively, some do not lend themselves to this and progress will be measured in a different way.

| Objective | Measurement | Base Figure | 2014 Figure | 2016 Target | 2026 Target |
|---|---|--------------------|--|--|-------------|
| 1 - population and labour supply growth | Total Population | 104,800 (2007) | 112,300 ⁽¹⁾ | | 111,500 |
| | Working age population (16-64) | 73,800 (2001) | 68,000 ⁽²⁾ | | 72,100 |
| 2 - Transformation of Dover town | Retention of shopping spend | 45% | Convenience 76.3% ⁽³⁾ | | 55% |
| | | | Comparison 44.5% | | |
| 3 - Improved housing range and choice HSSA | Total housing stock | 48,340 (HSSA 2008) | 51,920 ⁽⁴⁾ | | 59,500 |
| | RSL Stock | 2,101 (HSSA 2008) | 2,360 | | 5,350 |
| Local Authority housing stock 4,579 (2011) | Rank in Kent by new Residential build rates | 12th (2006) | 9th ⁽⁵⁾ | | 7th |
| | | | | | |
| 4 - Progress with Middle/North Deal investigation | Preparation of Area Action Plan | | The investigations that have been undertaken in the Middle/North Deal area has revealed that there is only limited potential around the Albert | Land Allocations Document adopted and implementation started | |

| Objective | Measurement | Base Figure | 2014 Figure | 2016 Target | 2026 Target |
|-------------------------------|--|---|---|------------------------------|------------------------------|
| | | | Road area. If it can be demonstrated there is the potential for development, this can be taken forward through a separate process. Funding has been secured from the LEP for a new access road. | | |
| 5 - Local economy performance | Total employment in the district | 47,700 (2006) | 49,500 | | 54,200 |
| | Increase in economic activity rate | 77% | 75.4% | 82% | |
| | Increase the business stock | 35 businesses per 1,000 pop | 28 businesses per 1,000pop ⁽⁶⁾ | 50 businesses per 1,000 pop | |
| 6 -Social disadvantage | Have no areas within 20% of most deprived in England | 6 areas in 20% most deprived (2007) - National Rank of 153 out of 326 Councils. | 11 areas in 20% most deprived - National Rank of 127 out of 326 Councils. ⁽⁷⁾ | 6 areas in 20% most deprived | 0 areas in 20% most deprived |
| | District's national ranking | 142 (out of 326 at 2007) | 127 (out of 326) | 142 (out of 326 at 2007) | |

| Objective | Measurement | Base Figure | 2014 Figure | 2016 Target | 2026 Target |
|---|--|----------------------------------|--|-----------------------|--------------------------------|
| | District's ranking in Kent | 5 (out of 12 at 2007) | 4 (out of 12) | 5 (out of 12 at 2007) | |
| 7 - Improve residents' skills levels towards the County average | Percentage of working age residents with no qualifications | 50% over the regional average | 4.3% above regional average (10.8%) SE Average= 6.5 (8) | Dover 9.1% | 25% over the regional average |
| | Percentage of working age residents with NVQ level 4 or higher | 50% less than regional average | 5.9% below than regional average (32.4%) SE Average= 38.3 | Dover 29.7% | 25% less than regional average |
| 8 - Improve ease of travel and encourage walking, cycling and use of public transport | HS1 train service in operation | No HS1 service at 2006 | Service in operation from Dover Priority Railway Station (Dec 2009). | | |
| | Western Docks T2 in operation | Preparatory Stage | Harbour Revision Order granted (Nov 2011) | | Operational |
| | Increase sustainable commuting | Rail - 2%, Bus - 4%, Cycle - 3%, | Rail - 2.3%, Bus - 2.3%, Cycle - | | 2% increase in all modes |

| Objective | Measurement | Base Figure | 2014 Figure | 2016 Target | 2026 Target |
|--|--|--|---|-------------|--|
| 9 - Improve green infrastructure network | Improve condition Expand network | Foot - 12% (2001) As shown on Figure 2.4 of the Core Strategy | 1.3%, Foot - 7.7% ⁽⁹⁾ Green Infrastructure Strategy and Action Plan reviewed 2014 | | Implement proposals as shown on Figure 3.7 |
| 10 - Make better use of historic assets | Number of visitors to Dover Castle | 280,000 | 340,410 ⁽¹⁰⁾ | | |
| 11 - More efficient use of natural resources | Average domestic water consumption | 160 litres per person per day | No further data available | | 120 litres per person per day |
| | Average domestic electricity consumption | 4,164 kWh per person | 3,773 kWh per person ⁽¹¹⁾ | | |
| | Average domestic gas consumption | 16,615 kWh per person | 12,608 kWh per person | | |
| 12 - Infrastructure provision | Provision of infrastructure identified in table 3.3 of the Core Strategy | See Policy CP6 in Appendix 3 of this report | | | All identified infrastructure delivered |
| Key: | | | | | |
| Green = On track | | | | | |
| Amber = Work ongoing | | | | | |

| Objective | Measurement | Base Figure | 2014 Figure | 2016 Target | 2026 Target |
|---|-------------|-------------|-------------|-------------|-------------|
| Red = Area of concern to be closely monitored | | | | | |

Table 6.1 Core Strategy Indicators

1. KCC Business Intelligence Bulletin, 2014
2. State of District Report, 2014
3. Retail Study Update, 2012
4. Department for Communities and Local Government, 2013
5. KCC Housing Information Audit report, 2014
6. KCC Economic Indicators Report, June 2014
7. When comparing the Indices of Multiple Deprivation only the rank of an area should be used. The scores should not be compared. The scores are not comparable across time as an area's score is affected by the scores of every other area in England. The change in deprivation rank of Kent does not necessarily mean that there has been an absolute change in the level of deprivation within Kent. The rank of Kent areas may be affected by other areas moving up or down the rankings.
8. nomisweb.co.uk, 2013
9. Census, 2011
10. Association of Leading Visitor Attractions, 2013
11. Department of Energy & Climate Change, 2012



Chapter 7 Further Information

7.1 Copies of the Adopted LALP, the various iterations of the SA and HRA and all of the related documents can be downloaded from the District Council's website:

www.dover.gov.uk/Planning/Planning-Policy/Local-Development-Framework/Land-Allocations/Land-Allocations.aspx

For further information please contact:

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Kent CT16 3PJ

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Email: RegenerationDelivery@dover.gov.uk



Appendix 1 Analysis of Representations Received on the SA

| Respondent | Comment | Response |
|--|--|---|
| Summary of comments received to the Pre-Submission Local Plan | | |
| Mr G Yates | <p>The method used for selecting sites is extremely inaccurate. Using straight line distances is useless if you are unable to actually travel in that direction. The tables provided are poorly displayed and some information is obscured, unless you open the tables in a new document. Some of the obscured information is incorrect. e.g. SHL026 land at Chequer Lane, Ash. The section on agricultural land should be red. The proposed site is on high quality agricultural land which is currently used to grow crops. Similarly, the distance to the nearest secondary school should also be red. The site is just over 5 km from Sandwich Technology school measured in a straight line. By road the distance is much higher. These are just two examples. How many more errors are there in the information? I believe it would be negligent to base long term planning decisions upon grossly inaccurate information.</p> | <p>The methodology set out in Appendix 2 of the SA clearly states that the distances used are 'as the crow flies' and that all analysis is undertaken using GIS. This means that all decision rules are quantitative and robust. The site at Chequers Lane measures just under 4.5km to the nearest secondary school when measured in a straight line. The Council is confident the methodology used by the Consultants is robust, no change necessary.</p> |
| Pentland Homes | <p>Object to Page 118 of Sustainability Appraisal and identification of Site LDF011 - Land east of Monkton Court Lane, Eythorne - identified Issue 'Historic Park/Garden'.</p> | <p>The proximity of the Historic Park/ Garden at Waldershare gives rise to a yellow flag on this criteria for the site. This is based on fact and no change is necessary.</p> |
| Summary of comments received on the Addendum to the LALP | | |

| Respondent | Comment | Response |
|--|--|--|
| The Co-operative Group | <p>Appropriate consideration has not been given to alternative sites in Deal in undertaking the SA, given that the need identified by the Council relates to the Deal / Sandwich Trade Area and that Deal is a higher order centre in the retail hierarchy. Paragraph 7.2 of the SA requires further explanation, without which it cannot be considered justified. The SA also does not assess the economic implications of meeting the suggested 'need' in Sandwich. There is a real risk that a new convenience store of the current scale suggested (in paragraph 3.4 of the Addendum) could have a significant adverse impact on Sandwich Town Centre. Given that the NPPF requires LPAs to pursue policies that support the vitality and viability of Town Centres, the economic effects should have been assessed in greater detail.</p> | <p>Paragraph 3.4 of the Addendum explains the rationale for additional convenience goods floorspace at Sandwich. It is therefore not appropriate to consider alternative sites at Deal. No change necessary.</p> |
| <p>Summary of Comments received on the Non-Technical Summary of the Sustainability Appraisal of the Main Modifications to the Land Allocations Local Plan</p> | | |
| Mr Anthony McCully | <p>My objection is to the tone of the SA because the land allocation MM49 was ill considered and opportunistic and there was also failure to demonstrate housing need in the village of Preston.</p> | <p>These responses were forwarded to the Inspector</p> |
| Mr Anthony McCully | <p>I concur with the negative effects the amended land allocations will have on agricultural land and little space is given to the strategic importance of high grade farm land and instead is relegated to its landscape value.</p> | |

| Respondent | Comment | Response |
|--|---|---|
| Mr Anthony McCully | According to the SA Framework and No 6 in the table referring to CO2 emissions, little reference is made anywhere in terms of sustainable developments. For example many of these land allocations assume total car dependency. What on earth is an allocation of 1,000 homes at Aylesham about other than building commuter homes for Canterbury ? | |
| Summary of comments received on the Sustainability Appraisal of the Main Modifications to the Land Allocations Local Plan | | |
| Mr Alan Cripps | Corner site between Three Chimneys and Holly House, Moat Lane, Ash (NS05ASH) Any potential foraging areas for bats, newts etc would be retained or enhanced and bat nesting boxes would be installed. | This response was forwarded to the Inspector. |



Appendix 2 Analysis of Representations Received on the HRA

| Respondent | Comment | Response |
|--|--|---|
| <p>Summary of comments received to the LALP</p> | | |
| <p>Mrs Linda Moys</p> | <p>91 Houses at Chequer Lane site, Ash, Policy LA18. Chequer Lane is a very busy road; parking along the road is a problem; access problems getting out on to the bypass; dangerous junction; traffic congestion; speed limit should be lowered; Doctors surgery struggles with existing patients; loss of countryside and impact on wildlife; flooding.</p> | <p>The site is an arable field with limited wildlife interest, which may be enhanced by the introduction of green infrastructure.</p> |
| <p>Kent Wildlife Trust</p> | <p>Recreational Pressure on Sandwich Bay SAC and Thanet Coast and Sandwich Bay SPA and Ramsar. Generally agree with the conclusions of the HRA regarding the impacts of the developments on Sandwich and Pegwell Bay and the provision of on-site wardening and monitoring, providing this is accompanied by</p> | <p>Noted. Alternative natural greenspace requirements will be required in site specific cases.</p> |

| Respondent | Comment | Response |
|------------|---|--|
| | the provision of alternative natural greenspace, both on and off development sites. | |
| Peter Jull | Number plate recognition technology now in place means the toll cannot be avoided by using the Ancient Highway. | Noted. |
| Peter Jull | If in a survey 34% of Deal residents say they visit Deal beach, they mean they sit on the beach near the pier eating ice cream or similar. Although Deal beach abuts the SPA at Sandown Castle any reasonable person with local knowledge would know that usage of the beach away from the pier drops off rapidly and only the smallest minority go beyond Sandown Castle. To base any assessment of environmental impact on the SPA by development in Deal on the assumption used here would be completely unreliable. | Noted. However, the Habitats Directive is underpinned by the precautionary principle and the HRA undertakes screening of likely significant impacts with this in mind. |

| Respondent | Comment | Response |
|---------------------|--|---|
| Peter Jull | <p>If in a survey 34% of Deal residents say they visit Deal beach, they mean they sit on the beach near the pier eating ice cream or similar. Although Deal beach abuts the SPA at Sandown Castle any reasonable person with local knowledge would know that usage of the beach away from the pier drops off rapidly and only the smallest minority go beyond Sandown Castle. To base any assessment of environmental impact on the SPA by development in Deal on the assumption used here would be completely unreliable.</p> | <p>Noted. However, the Habitats Directive is underpinned by the precautionary principle and the HRA undertakes screening of likely significant impacts with this in mind.</p> |
| Kent Wildlife Trust | <p>Concern in relation to the in-combination impacts on the Lydden and Temple Ewell Downs SAC from the allocated sites and the Whitfield development. Also concerned that the HRA concludes that smaller developments will not need to mitigate any in-combination impacts. As owners and</p> | <p>The Whitfield Urban Expansion is based on full avoidance of significant recreational impact on Lydden and Temple Ewell Downs SAC, therefore in-combination impacts should not occur. A 5% increase in visitor numbers equates to 2.5 persons/day based on the 2010 visitor survey, which would not seem to be overly onerous for site management purposes.</p> |

| Respondent | Comment | Response |
|--|---|--|
| | <p>managers of the SAC we will be unable to manage the increase in visitors. Kent Wildlife Trust feel that the 855 houses within 4km of the SAC should provide mitigation for increased visitors. The negative impacts of development, including incombination impacts, have not been properly identified or mitigated.</p> | |
| <p>Summary of comments received on the HRA Addendum</p> | | |
| <p>Kent County Council (Strategy and Planning)</p> | <p>KCC's Ecological Advice Service have reviewed the Habitat Regulations Assessment (HRA) and are satisfied with the findings which detail that there are no changes to the conclusion of the HRA which was submitted in December 2012. KCC Ecological Team therefore have no additional comments to make on the additional information which has been submitted.</p> | <p>Noted</p> |
| <p>Kent Wildlife Trust</p> | <p>The Trust is disappointed that</p> | <p>The Whitfield Urban Expansion is based on full avoidance of</p> |

| Respondent | Comment | Response |
|--|--|---|
| | <p>the Habitat Regulations Assessment of the Main Modifications has not included fresh consideration of cumulative effects, as this was clearly raised as an issue in our original letter. We feel that this issue should have been revisited and do not accept that there will be no likely significant effects on the SAC.</p> | <p>significant recreational impact on Lydden and Temple Ewell Downs SAC, therefore in-combination impacts should not occur. A 5% increase in visitor numbers equates to 2.5 persons/day based on the 2010 visitor survey, which would not seem to be overly onerous for site management purposes.</p> |
| <p>Comment received on the HRA of the proposed Main Modifications</p> | | |
| <p>Kent Wildlife Trust</p> | <p>The Trust is disappointed that the Habitat Regulations Assessment of the Main Modifications has not included fresh consideration of cumulative effects, as this was clearly raised as an issue in our original letter. We feel that this issue should have been revisited and do not accept that there will be no likely significant effects on the SAC</p> | <p>This Response was forwarded to the Inspector.</p> |

Table 2.1

