

Canterbury City Council

Canterbury District Local Development Framework - Core Strategy Options Report

Sustainability Appraisal - Non Technical
Summary (volume 1)

January 2010



Entec

Creating the environment for business



Non Technical Summary

Overview

This document is the non-technical summary of the sustainability appraisal of the 'Core Strategy Options Report'. It highlights the sustainability appraisal (SA) process and describes the key sustainability effects anticipated as a result of the different options and policies outlined in the Core Strategy Options Report.

The Core Strategy Options Report

The Core Strategy Options Report is a step in the process of developing a Core Strategy; one of the key components of a Local Development Framework (LDF). Each LDF outlines the spatial planning strategy for a local planning authority. The Core Strategy is one of the key Development Plan Documents (DPD) which makes up the LDF. The Canterbury Core Strategy will provide the spatial strategy for Canterbury District up to 2026. **Figure 1** illustrates where the Core Strategy sits within the LDF structure.

When complete, the Core Strategy will contain:

- The spatial vision for the district;
- A series of objectives and broad strategies for achieving the vision;
- The general locations of where development should be focused;
- Key infrastructure needed to support that development;
- High level Core Policies necessary to deliver the strategy and guide development control decision; and
- An implementation plan.

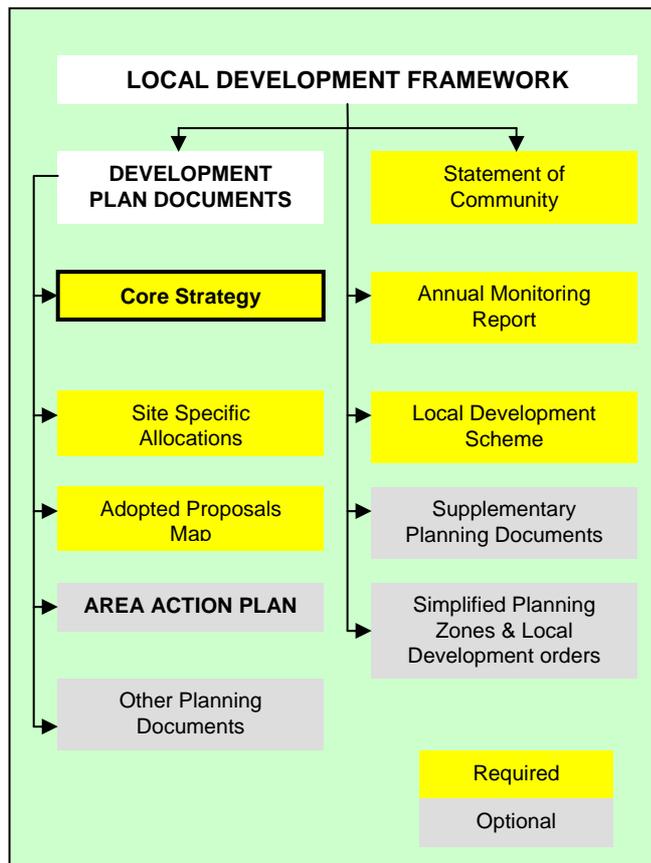


Figure 1: Local Development Framework

The Core Strategy Options Report is the second document prepared by the Council in preparation of the Core Strategy. The Core Strategy Options Report investigates possible locations for development of new homes, infrastructure and jobs within the District. The aim of this process is to identify the best fit for the District to meet growth needs by maximising the

benefits to the community and minimising any adverse effects on the social, environmental and economic resources of the District.

The options and policies presented in the Core Strategy Options Report will be consulted on and preferred options for the Core Strategy will be developed informed by the consultation responses. At present the Council have selected a ‘Consultation Option’ which they feel could represent a good fit for the district.

The Core Strategy Options Report has drawn on the Canterbury Futures work during which the Canterbury vision was developed.

The Core Strategy Options Report has been reviewed to identify those sections of the report that have the potential to influence social, environmental and economic factors. These were:

- the vision for the district (which was developed through the previous stage in the Core Strategy development process - the Futures Study);
- the proposed strategic objectives for the district which will assist in the delivery of the vision;
- the strategic development options; and
- the suite of proposed policy areas which the core policies will cover.

It is these aspects of the Core Strategy Options Report that have been subject to appraisal.

The Canterbury Vision for 2030 was developed alongside the Community Strategy and is set out as the basis for the Core Strategy. The Canterbury Vision is presented in **Box 1** below.

Box 1	Canterbury Vision 2030...
	<p>Our Vision for 2030...</p> <p>Through focused, well-planned and environmentally sustainable growth, by 2030 the Canterbury district will be defined by a dynamic strong economy and distinctive cultural and visitor experience from which our communities will prosper.</p> <p>We will harness the unique range of assets the district has – three distinctive urban areas, a strong international brand, thriving Universities, a diverse natural environment, a European Gateway – making the district the beating heart of East Kent.</p> <p>Our district’s diversity is our strength and by 2030 we envisage that:</p> <p>Canterbury will be a cosmopolitan world heritage city for all ages with a strong knowledge economy, a diverse retail sector and national cultural reputation;</p> <p>Herne Bay will be a vibrant seaside town that our community are proud of and are happy to share with others, offering good quality jobs, housing and transport links and a strong leisure and entertainment sector;</p> <p>Whitstable will be a thriving coastal town – proud of its unique character, heritage and active leisure coastline;</p> <p>Our rural areas will be characterised by the distinctiveness of village life, where there are well-designed homes and jobs for local people within our outstanding natural environment supporting a diverse agricultural sector and its produce.</p>

In order to deliver the vision, Canterbury City Council has developed a set of objectives which aim to address those issues facing the district in achieving the vision. The Core Objectives are presented in **Table 1**.

Table 1 Core Objectives

Knowledge economy objectives	
Objective 1	Build on Canterbury’s role as a Regional Hub by bringing new inward investment into the district, increasing the prosperity of local communities and acting as a catalyst to enable East Kent to

	contribute more to the South East England economy.
Objective 2	Continue to diversify the district's economic base and promote opportunities for the development of both existing firms and new enterprises. Development of knowledge-based businesses (e.g. environmental technologies, research and development) as well as cultural and creative industries will be actively encouraged.
Objective 3	Continue to support the district's educational institutions. This should promote the provision of educational facilities that contribute to the local knowledge economy. Initiatives between the education and private sectors, which assist in converting knowledge into high value economic activity, will also be encouraged. The adopted Core Strategy will provide the spatial strategy for Canterbury District.

Experience economy objectives

Objective 4	To ensure that development recognises and safeguards the distinctive character of Canterbury, Herne Bay and Whitstable, the villages and countryside with social and environmental dimensions being considered alongside visual and functional concerns.
Objective 5	To encourage and facilitate the development and improvement of the tourism offer in the District, maximising its contribution to regeneration and employment and ensuring the District as a whole benefits from cultural enhancement.
Objective 6	Continued enhancement of role and function of the City Centre as a distinctive regional cultural and retail centre. regional retail, cultural and distinctive centre
Objective 7	Enhance the quality and range of sporting facilities and commercial leisure provision across the district to support attraction of visitors, improve the wellbeing of residents and support regeneration at Whitstable, Herne Bay and Canterbury.
Objective 8	Support the implementation of the Herne Bay Area Action Plan, improving the vibrancy and attractiveness of the town as a tourist destination, and the creation of a thriving and commercially successful town centre.

Green economy objectives

Objective 9	To protect and enhance the district's agricultural land, coastlines, landscapes, biodiversity and geological interest and natural resources.
Objective 10	All development should be designed and located so that it is resilient to future changes in climate and contributes to reducing and mitigating its effects, including increases in flood risk.
Objective 11	Ensure encourage sustainable construction and design across all new development and support and encourage businesses that make affordable environmental technologies and products available to the development industry.
Objective 12	To sensitively address the specific needs for employment, housing, community facilities and access to transport in the villages and rural area, and enhance of the districts sustainable tourism offer.
Objective 13	To prioritise protection and enhancement of the heritage assets of the District and ensure that development delivers real benefits for the historic environment.

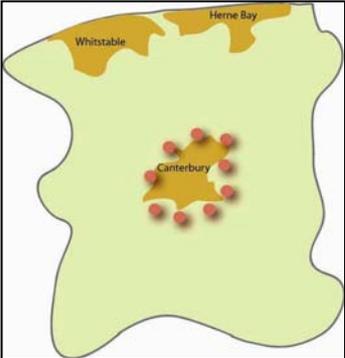
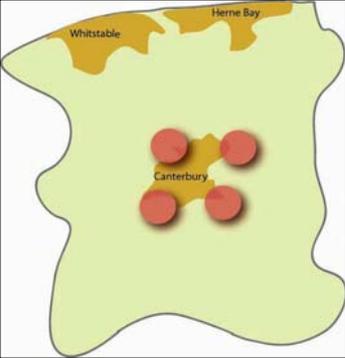
Sustainable Communities Objectives

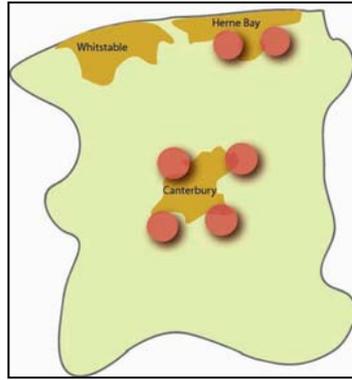
Objective 14	Reducing the need of residents, visitors and commuters to travel by car by locating development in accessible locations and providing practical and attractive alternatives to car use.
Objective 15	Ensuring that development contributes towards infrastructure provision to reduce congestion and improve air quality.
Objective 16	Ensure that improved rail services to London contributes to the overall vision and strategy and to the implementation of the key objectives of the Core Strategy.
Objective 17	New housing should match the housing market need profile of the area and to include provision for affordable housing at levels consistent with viability and which reflect the types and sizes of affordable housing required.
Objective 18	Deliver sufficient pitches to meet the allocation requirements for Gypsies and Travellers.
Objective 19	To protect and enhance the existing open space and green infrastructure network to ensure that there is a range of environmental and recreational assets that meet the needs of communities, natural habitats and species and contribute towards the development of

	sustainable living environments.
Objective 20	Facilitate community involvement, support the development of the voluntary and community sector and encourage sustainable, inclusive and healthy communities through protecting, enhancing and improving access to, good quality community facilities (such as schools, shops and post offices) and a safe environment.
Objective 21	Major new developments should promote links with adjoining communities and ensure the need for health, education and other community facilities arising from development should be met as they occur.
Infrastructure	
Objective 22	Development will be phased so that the infrastructure necessary to support it will be in place for when required. This will require early and continuous liaison with the infrastructure providers.
Objective 23	To work with adjoining local authorities, service and infrastructure providers and development industry to facilitate the timely provision of services and infrastructure necessary to meet the needs of existing and future development.

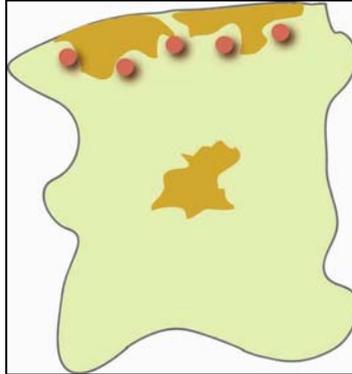
The nine development options and the consultation option are presented in **Table 2**.

Table 2 Development Options

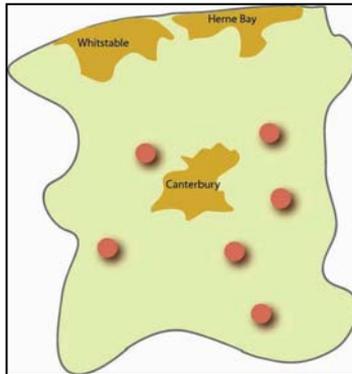
The development options	
<p>Option 1: Infill in City Centre. This option proposes that development in the district is concentrated on the centre of Canterbury. The sections of undeveloped and underdeveloped land around the city centre have the potential to provide a range of end uses. The nature and scale of development within the centre would be variable as each site would be unique in size and previous use. Much of the development would occur on brownfield land in a piecemeal fashion over the period of the strategy. If taken forward, it is anticipated that approximately 1000 housing units could be accommodated within the city centre.</p>	
<p>Option 2: Within the wider urban areas of Canterbury and the coastal towns. This option explores the possibility of regenerating key sites and other urban sites throughout the district. This option is likely to yield approximately 1500 housing units.</p>	
	<p>Option 3a: Canterbury urban extension (dispersal). The focus of this option is that the proposed urban expansion is dispersed through a number of sites around Canterbury. As with all of the development options presented here, Canterbury dispersal is at an early stage. An indicative spatial arrangement has been provided for the purposes of this appraisal.</p>
	<p>Option 3b: Canterbury urban extension (single site). Option 3b looks to promote the development around a single large site, although it assumes an urban contribution. The large site is indicative and would constitute a large development on the outskirts of Canterbury. It is likely all of the districts land use allocations would be concentrated in this single site option.</p>



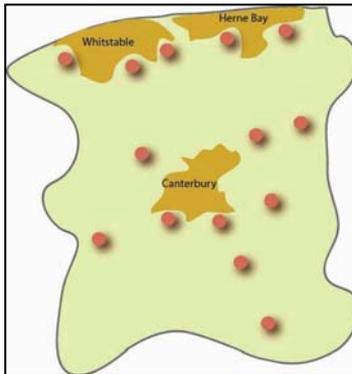
Option 3c: Canterbury urban extension (supplemented by development at Herne Bay). This option focuses on the development of two large sites around Canterbury and some southward development of Herne Bay. It may also include a contribution of land from the urban areas.



Option 4: Herne Bay and Whitstable - urban extensions. This option looks to concentrate development around the two coastal towns of Whitstable and Herne Bay with some localised areas of infilling concentrated around the urban fringe, including the area of land between the two urban areas.

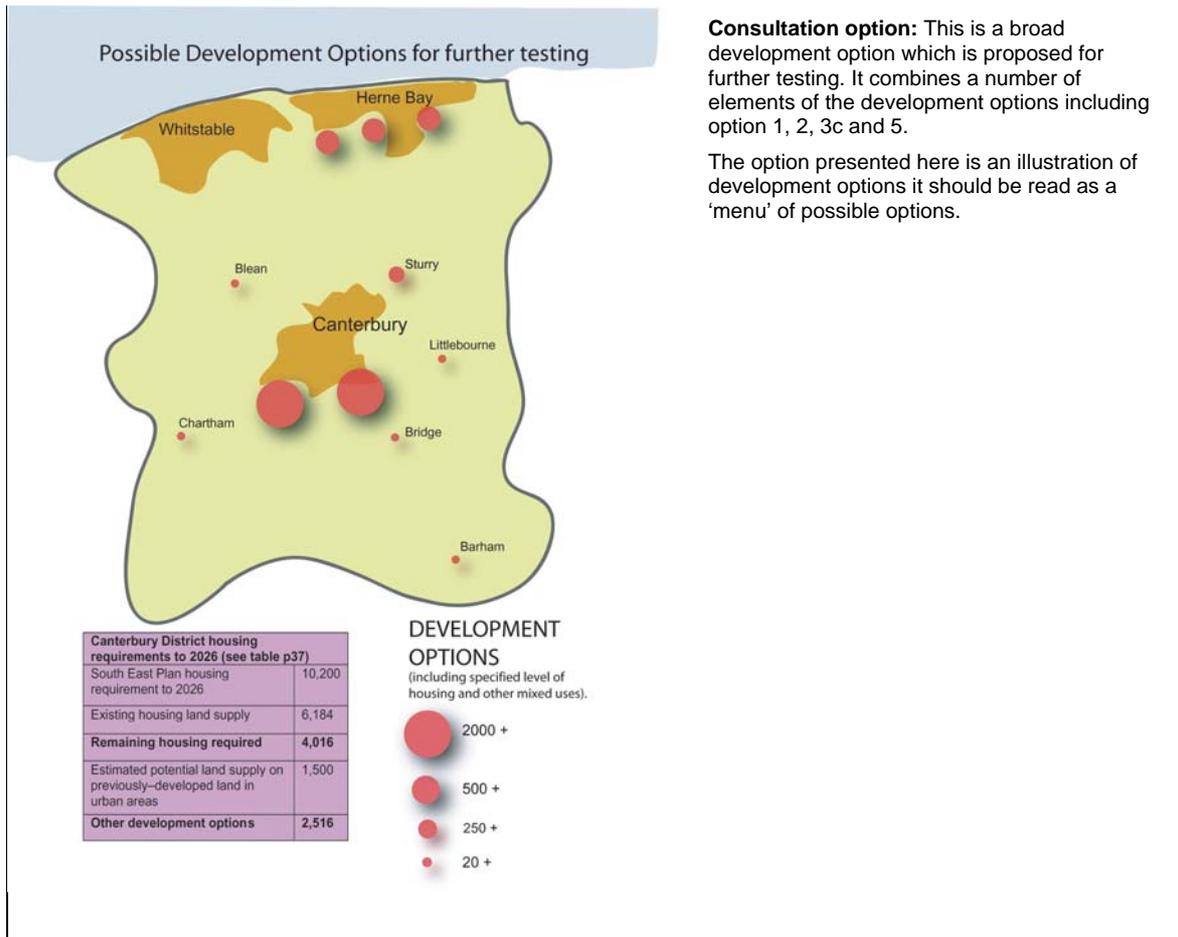


Option 5: Villages around Canterbury. Option 5 will concentrate on the larger well serviced villages across the district. The indicative map for this option shows seven locations in rural Canterbury district. These villages have good transport links which could be utilised in the concentration of development on these villages. This option could also result in the selection of one well connected village as the focus for development. For this option, it is possible that not all of the indicated locations will be brought forward with larger focused village developments preferred.



Option 6: Dispersed across the district. This option is similar to option 5 but looks to spread development across the district amongst a number of villages and urban areas. In contrast to option 5, where there is an intention to concentrate development on a limited number of well connected villages, option 6 looks to spread the areas of development more widely and evenly across the district.

Option 7: New (free-standing) settlement. No location has been identified, either by Canterbury City Council or within the South East Plan. The possibility of a new settlement being the focus of development for the district will be tested although the specific location of such a development cannot be specified.



Consultation option: This is a broad development option which is proposed for further testing. It combines a number of elements of the development options including option 1, 2, 3c and 5.

The option presented here is an illustration of development options it should be read as a 'menu' of possible options.

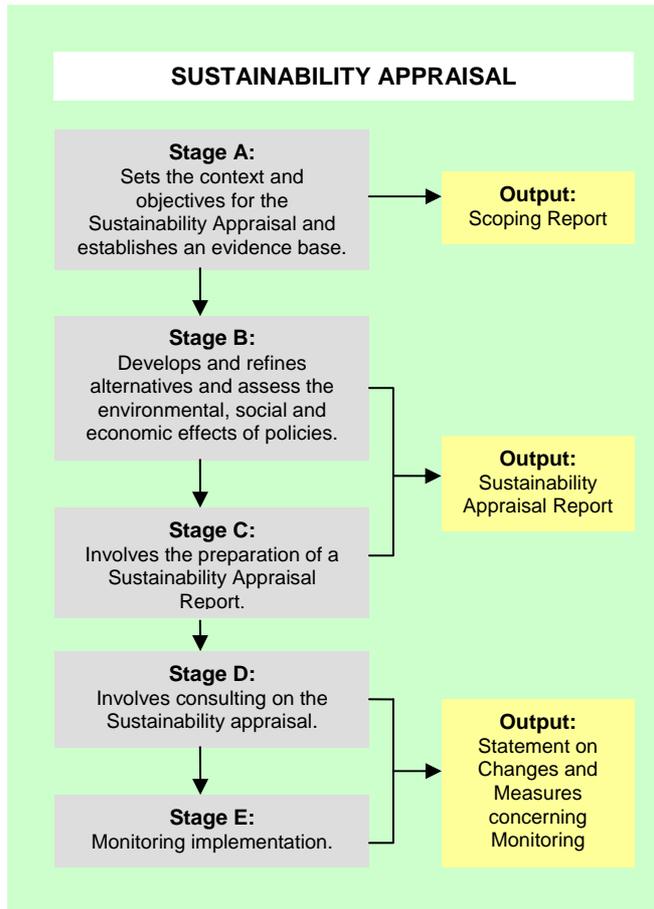
In addition to the development options, 13 outline core policies are presented in the Core Strategy Options Report. These policies are listed in **Table 3**.

Table 3 Core policies

Policy
CP1 - Location of development
CP2 - Local economy
CP3 - Tourism and culture
CP4 - Town centres - retail, business and commercial leisure
CP5 - Good design and sustainability
CP6 - Climate change
CP7 - Strategic assets policy
CP8 - Transport
CP9 - Housing scale and distribution
CP10 - Housing mix and affordability
CP11 - Open space, recreation and sport
CP12 - Quality of life and access to facilities

Sustainability Appraisal

It is important to ensure that the development options and policies contained within the Core Strategy Options Report contribute to the aims of sustainable development. This is commonly defined as ensuring that there is a better quality of life for everyone now and in the future. Sustainable development seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs whilst minimising their impact, nor compromising the ability of future generations to meet their needs. To this end, the documents in the Local Development Framework are subject to a process called sustainability appraisal (SA), the main stages of which are highlighted opposite. SA considers the anticipated effects of the Core Strategy Options Report on the area's environmental, economic and social conditions. Sustainability Appraisal of Development Plan Documents is a legal requirement under the Planning and Compulsory Purchase Act (2004).



The SA also incorporates the requirements of a process called Strategic Environmental Assessment (SEA). This reflects a European law that specifically sets out to integrate environmental considerations into the development of plans and programmes.

Sustainability Objectives

The Canterbury City Council Sustainability Appraisal Scoping Report has recently been updated and consulted upon (November 2009). The Scoping Report provides the information on the environmental, economic and social issues in Canterbury. The key sustainability issues for the area were identified and a revised set of SA objectives and detailed appraisal criteria were developed. The Core Strategy Options Report was appraised against each of the SA objectives drawing on the baseline information and relevant plans and programmes to predict the likely effects. The SA objectives are shown in **Table 4**.

Table 4 Sustainability Appraisal Objectives

Sustainability Appraisal Objectives	
<p>1. Economy and Employment To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p> <p>2. Rural/Coastal Communities To sustain vibrant rural and coastal communities.</p> <p>3. Water Quality To protect and improve the quality of inland and coastal waters.</p> <p>4. Transport Reduce road traffic and its impacts, promoting more sustainable modes of transport.</p> <p>5. Countryside and Historic Environment To protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets (including built and historic)</p> <p>6. Geology and Biodiversity To avoid damage to geological sites and improve biodiversity.</p> <p>7. Climate Change, Energy and Air Quality To reduce the causes and impacts of climate change, improve air quality and promote energy efficiency.</p> <p>8. Flood Risk and Coastal Erosion To reduce the risk of flooding and coastal erosion which would be detrimental to the public well-being, the economy and the environment.</p>	<p>9. Access to Services Share access to services and benefits of prosperity fairly and improve wellbeing of everyone</p> <p>10. Sustainable Living and Revitalisation To revitalise town and rural centres and to promote sustainable living.</p> <p>11. High Quality Design and Sustainability To encourage sustainable design and practice.</p> <p>12. Housing To make suitable housing available and affordable to everyone.</p> <p>13. Quality of Life To improve the quality of life for those living and working in the District.</p> <p>14. Use of Land To deliver more sustainable use of land in more sustainable location patterns.</p> <p>15. Natural Resources To ensure the prudent use of natural resources and the sustainable management of existing resources.</p> <p>16. Waste To reduce generation and disposal of waste, and achieve sustainable management of waste.</p>

Appraisal Results

The Canterbury Vision and Core Objectives were tested for their compatibility with the SA objectives. Both the Vision and Core Objectives were found to be broadly compatible with the SA objectives suggesting that the goals of the Core Strategy Options Report do not conflict with the SA objectives.

The appraisal of the development options and the Core Strategy policy areas has been undertaken considering the likely effects of the policies in the short, medium and long term. Each policy was scored against each of the SA objectives using a seven tier system presented below with a commentary which considered cumulative effects as well as recommendations for improvement.

Score	Description	Symbol
Major Positive Impact	The proposed project contributes significantly to the achievement of the objective.	++
Minor Positive Impact	The proposed project contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed project does not have any effect on the achievement of the objective	0
Minor Negative Impact	The proposed project detracts from the achievement of the objective but not significantly.	-
Major Negative Impact	The proposed project detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed project and the achievement of the objective or the relationship is negligible.	~
Uncertain	The proposed project has an uncertain relationship to the objective or the relationship is dependant on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

The following sections identify the key results of the sustainability appraisal of the development options and the Core Strategy Policy areas.

Development Options

The indicative development options considered in the sustainability appraisal provide a starting point for the development of the combined development option proposed for consultation in the Core Strategy Options Report. In reviewing the options, Entec has drawn the following conclusions and recommendations:

- Option 1 and 2, infilling, score well against most of the sustainability objectives. Using the available land within the district's urban centres would be a sustainable form of growth for a reasonable proportion of the district's development targets. Careful planning would be needed to avoid adverse environmental effects with particular attention needed to flood risk, water quality and air quality. The options also present opportunities for enhancement through the promotion of green infrastructure and traffic changes. Protection of natural areas and open space will be required to ensure there is a positive effect against biodiversity.
- The development of a dispersed set of urban extension sites around Canterbury (Option 3a) could result in piecemeal development with a number of sites too far from amenities. This could exacerbate the congestion issues within Canterbury and could lead to minor effects on local air quality along specific transport routes. It may be appropriate to bring forward some of the dispersed sites but it is felt that an approach which would score more strongly against sustainable urban design objectives is a larger extension.
- A larger extension (Option 3b) would bring the benefits of more focused development around a new local centre with good links to the existing settlements (especially if located close to existing transport corridors). It could be planned in a manner to reduce the need to use private vehicles and to promote easy access to services, jobs and facilities. However, there are intrinsic sustainable weaknesses with this approach, particularly in terms of the potential effects on landscape, biodiversity, flood risk and land use. Some of these effects could be designed out, for example enhancement of the green infrastructure and sensitive siting to avoid locating the development where it could impact on designated conservation sites. Indeed, the specific location of the development will influence the score of this option against many of the sustainability objectives. The indicative areas identified to the south of Canterbury are likely to score better against biodiversity and transport objectives than those sites to the north. With regards to biodiversity, while there are local nature reserves in some areas immediately to the south of the city, to the north there are the Blean Woodlands and Stodmarsh areas (to the north east) which have international and national levels of protection for biodiversity. In terms of transport, sites to the north of Canterbury are linked via local roads to Herne Bay/Whitstable whereas to the South, the A2 provides a direct link to London and Dover.
- Depending on their size, two urban extensions at Canterbury supplemented by development at Herne Bay (Option 3c) could score well against the sustainability objectives if the extensions are big enough to support local centres and efficient public transport links. However, the same negatives as with a larger extension apply particularly with regard to the natural environment. In addition, smaller developments may offer fewer opportunities to pursue sustainable urban design solutions;
- The development of areas around Whitstable and Herne Bay to the extent described in Option 4 scored negatively against a number of SA objectives, particularly the

indicative development of the area to the west of Whitstable. It was recommended that if sections of this option were brought forward, this site should be omitted or clearly designed to avoid effects on biodiversity.

- There is limited potential to develop some of the better served villages across the district. This could have a number of positive effects if carried out at the appropriate scale consistent with the capacity of the services and infrastructure of the villages. Small scale, focussed development could be undertaken to help encourage provision of services without changing the character of rural Canterbury rather than a single large development.
- The development of a new settlement would have a number of positive sustainability effects, particularly against sustainable design objectives. However, the lack of transport links and the effects on the rural environment make the sustainability of such a scheme highly questionable and contestable. It is likely that this option would have significant negative effects against the rural economy, landscape, land use and biodiversity and geology. As no sites have been identified in relation to this scheme it is unclear if this is a realistic option to pursue.

The consultation option

The consultation option, which is presented in figure 12 of the Core Strategy Options Report, presents a combination of options 1, 2, 3b, 3c, and 5. This is considered to be an approach which has the opportunity to build on the more sustainable aspects of the nine development options initially considered. The consultation option also provides more of a focus on the areas to the south of Canterbury for larger scale developments where better transport links exist and where there are fewer nationally important sites for wildlife in close proximity. However, the two sites presented are of high agricultural land value.

The inclusion of sites at Herne Bay could have a positive effect, if provided within walking distance of the town centre, against a number of the design, transport and economy objectives; however, potential development of these sites could raise concerns relating to the effects on biodiversity, landscape and water quality.

Inclusion of development at a number of the better serviced villages around Canterbury could have positive effects if carried out at the appropriate scale consistent with the capacity of the village services and infrastructure. Small scale, focussed development could be undertaken to help encourage provision of services without changing the character of rural Canterbury rather than a single large development.

Core Policies

The core policies will play an important role in the sustainable delivery of the core strategy. Within the outline policies of the Core Strategy Options Report, it is anticipated that there are a number of areas where significant sustainable advantages will arise. There are also a number of areas where minor positive effects will arise, these have not been summarised here but are included in the full assessment in **Appendix E** of the main report. **Table 5** provides a summary of the major positive effects identified through the appraisal.

Table 5 Sustainability Advantages

Sustainability Advantages
Policy CP1: Location of development

Economy and employment should be improved as a result of the careful location of development particularly in the long term as the strategic goals of the district are realised.

Use of land - although development is likely to involve building on greenfield land, this policy will promote the use of land that has appropriate links to infrastructure and services. The use of the sequential approach will ensure that appropriate land is brought forward.

Policy CP1: Local Economy

Economy and employment will experience major positive effects as a result of the promotion of appropriate and viable employment sites.

Policy CP3: Tourism and culture

Economy and employment and rural/coastal communities will experience major positive effects in the long term through the development of alternative tourist facilities throughout the district.

Policy CP4: Town centre - retail, business and commercial interest

Economy and employment will experience a major positive effect, particularly in the long term as a result of strengthening the town centres of Canterbury district.

Positive effects are also anticipated against sustainable living and revitalisation targets. Promotion of the urban centres and development focused on maximising the benefits of the services provided by these centres will benefit the sustainable living and revitalisation objective.

Policy CP5: Good design and sustainability

Climate change, energy and air quality and the waste objectives will benefit directly from the implementation of rigorous good design standards in the district.

Sustainable living and revitalisation and sustainable design SA objectives will both be positively enhanced by the good design and sustainability policy.

Quality of life will also be enhanced through the promotion of good design and sustainability, particularly in the long term.

Policy CP6: Climate change

The climate change policy will have a positive effect on waste through the improvement of energy efficiency and the reduction of waste as part of the measures proposed to help tackle the causes of climate change.

The climate change policy is anticipated to have a positive effect against the climate change, energy and air quality objective, particularly in the medium to long term as adaptation and reduction measures are adopted.

Adaptation measures are anticipated to result in a positive effect against the flood risk objective, particularly in the long term.

Policy CP7: Strategic assets

A number of major positive effects are anticipated against the SA objectives as a result of the protection of the districts strategic assets. These include economy and employment and coastal/rural communities which will benefit by merit of the high quality assets which visitors will come to see.

A number of the natural resource SA objectives will experience positive effects as a result of the protection of strategic assets. These include, countryside and historic environment, geology and biodiversity, climate change and energy and air quality (the rest of the natural resource objectives will all experience minor positive effects).

Sustainable living and quality of life will both experience major positive effects as a result of the strategic assets policy.

Policy CP9: Housing scale and distribution

Sustainable living and quality of life will both experience major positive effects as a result of policy CP9. These result from linking this policy to settlement hierarchy and the sustainable advantages associated with developing in areas with existing services.

Policy CP10: Housing mix and affordability

The housing SA objective will be positively enhanced through the promotion of good housing mixes which promotes community while providing a range of houses to meet local needs.

Policy CP12: Quality of life and access to services

This policy will score positively against the access to services objective.

Policy CP13: Community Infrastructure Levy (CIL)

Economy and employment will benefit through the improved clarity attached to the planning gain which a developer

can expect to be subject within the district.

A number of the natural resources objectives will be positively enhanced through the investment of the capita raised through the CIL to enhance inland waters, transport infrastructure, water infrastructure, green infrastructure, air quality and improve flood defences.

It is anticipated that as a result of the investment of the CIL monies the improved infrastructure will help to improve sustainable living and revitalisation.

Only a small number of minor negative effects have been identified at this stage. These are summarised in **Table 6**.

Table 6 Sustainability Disadvantages

Sustainability Disadvantages
Policy CP2: Local economy
The development of the local economy through the development of new employment land is anticipated to result in minor negative effects against the use of land through the loss of greenfield space and potential effects on high grade agricultural land.
Policy CP3: Tourism and culture
Negative effects are anticipated against housing, should the implementation of CP3 result in an increase in the number of tourists visiting Canterbury district and increasing the desirability of the district to inward migration. This could affect the housing market and average house prices and which could affect housing affordability, particularly for first time buyers and local people on lower incomes.
It is also anticipated that if the policy is successful there will be an inevitable increase in traffic as more visitors come to Canterbury District.
Policy CP9: Housing scale and distribution
It is anticipated that supplying the volume of housing required to meet the targets will result in negative effects against the countryside and biodiversity objectives by virtue of the loss of land and habitat to housing.
Housing is anticipated to score negatively against the use of natural resources as although good design may reduce the amount of per capita use the supply of extra houses will result in a total increase in resource use.

The sustainability appraisal has concluded that the outline core policies will have a range of significant and minor positive effects on a number of social, economic and environmental objectives. The SA has not identified any significant negative effects. Uncertain effects or minor negative effects may be avoided, mitigated or reduced by, for example:

- Detailed review of siting options for proposed development locations, in order to minimise the loss of greenfield sites and adverse effects on wildlife, maximise the reuse of land and secure adequate links to infrastructure and services.
- Development of the detail of the other policies. It is often the case that effects will be mitigated by other core policies. At present these policies are relatively high level and as such not fully formed. It is felt that many of the identified uncertainties and minor negative effects will be removed through more detailed policies.
- Project level design, mitigation and best practice construction should help to reduce development associated uncertainties and negative effects.
- The seasonality of a tourist driven economy is a concern to the long term economic sustainability of Canterbury. Efforts should be made by all partners to increase the visitor season, with the potential for year round visitors explored and expanded on where possible.

- House price uplift and the availability of housing stock to local people is a concern and how an increase in tourism will increase the demand for second homes could also effect the housing objective, ensuring that there is the right mix of affordable homes in the right places should help to address this issue.

Finally, the situation should be monitored over time in case the situation changes.

Next Steps

The Core Strategy Options Report will be subject to a period of public consultation (21st January 2010 – 5th March 2010), along with the SA and Habitats Regulations Assessment. Once consultation responses have been received work will begin on developing the preferred options report for a further round of consultation. We would welcome your views on the Sustainability Appraisal Report for the Core Strategy Options Report. All comments received by the closing date will be considered and the SA will be amended as appropriate.

How to Comment

We hope you have found the information in this non-technical summary useful. To obtain a full copy of the full Sustainability Appraisal Report, containing the detailed assessment findings, please visit:

- www.canterbury.gov.uk/planningpolicy

or email:

- planning.policy@canterbury.gov.uk.

Further information may be obtained from the Planning Policy Team of Canterbury City Council on 01227 862199. Comments may also be submitted online at <http://canterbury-consult.limehouse.co.uk/portal> during the consultation period. In particular, we would like to hear whether the impacts which are predicted are likely and whether there are any significant effects which have not been considered.