

TONBRIDGE & MALLING BOROUGH COUNCIL



EXECUTIVE SERVICES

Chief Executive

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NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Committee Services
committee.services@tmbc.gov.uk

23 August 2018

To: MEMBERS OF THE CABINET
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at an extraordinary meeting of the Cabinet to be held in the Civic Suite, Gibson Building, Kings Hill, West Malling on Monday, 3rd September, 2018 commencing at 7.30 pm

Yours faithfully

JULIE BEILBY

Chief Executive

A G E N D A

PART 1 - PUBLIC

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3. Matters Referred from Planning and Transportation Advisory Board 9 - 18

The notes of meetings of the Planning and Transportation Advisory Board held on 5 June and 24 July 2018 are attached, the recommendations in respect of the Local Plan being for consideration by the Cabinet and supported by the additional reports below. Notices relating to any decisions already taken by Cabinet Members under the arrangements for delegated decision making have previously been circulated.

4. Planning and Transportation Advisory Board - 24 July 2018 - 19 - 22
Voting

Review of voting at the meeting.

Matters for Recommendation to the Council

5. Local Plan 23 - 698

The report presents a set of Local Plan documents which, subject to the agreement of Full Council, are proposed to be submitted to the Secretary of State following public consultation required by Regulation 19 of the Town and Country Planning (Local Plans) (England) Regulations 2012.

It also summarises the key matters arising from consideration of the draft Local Plan at the meetings of the Planning and Transportation Advisory Board, including amendments incorporated; provides an update of the Local Plan evidence base; and sets out the next steps in the progress of the Plan.

Due to the size of Annex 2 this document will be circulated as a 'hard copy' to Members of the Cabinet.

6. Urgent Items 699 - 700

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

Matters for consideration in Private

7. Exclusion of Press and Public 701 - 702

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

PART 2 - PRIVATE

8. Urgent Items 703 - 704

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

MEMBERSHIP

Councillor N J Heslop, (Leader) and (Economic Regeneration)
Councillor M A Coffin, (Finance, Innovation and Property)
Councillor Mrs M F Heslop, (Community Services)
Councillor D Lettington, (Street Scene and Environment Services)
Councillor P J Montague, (Housing)
Councillor H S Rogers, (Strategic Planning and Infrastructure)

Members of the Council who are not members of the executive may attend meetings of the Cabinet. With the agreement of the Leader, any such Member may address the Cabinet on any item on the agenda but may not vote.

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Apologies for absence

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Declarations of interest

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Agenda Item 3

The notes of meetings of the Planning and Transportation Advisory Board held on 5 June and 24 July 2018 are attached, the recommendations in respect of the Local Plan being for consideration by the Cabinet and supported by the additional reports below. Notices relating to any decisions already taken by Cabinet Members under the arrangements for delegated decision making have previously been circulated.

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TONBRIDGE AND MALLING BOROUGH COUNCIL

PLANNING AND TRANSPORTATION ADVISORY BOARD

Tuesday, 5th June, 2018

Present: Cllr D A S Davis (Chairman), Cllr J L Botten (Vice-Chairman), Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr P F Bolt, Cllr M O Davis, Cllr Mrs F A Kemp, Cllr R D Lancaster, Cllr S C Perry, Cllr A K Sullivan and Cllr M Taylor

Councillors Mrs J A Anderson, O C Baldock, M C Base, D J Cure, R W Dalton, Mrs T Dean, N J Heslop, D Lettington, Mrs S L Luck, P J Montague, Mrs A S Oakley, M R Rhodes, Miss J L Sergison, Miss S O Shrubsole and T C Walker were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors V M C Branson, D Keers, M Parry-Waller and R V Roud

PE 18/6 DECLARATIONS OF INTEREST

Councillor M Davis declared an Other Significant Interest in items on the agenda relating to the Local Plan on the grounds of his status as a partner of Warner's Solicitors. In accordance with the dispensation granted at Minute GP 16/19 (General Purposes Committee of 20 October 2016), he remained in the meeting and addressed the Advisory Board but took no further part in the discussion or voting.

PE 18/7 MINUTES

RESOLVED: That the notes of the meeting of the Planning and Transportation Advisory Board held on 6 March 2018 be approved as a correct record and signed by the Chairman.

MATTERS FOR RECOMMENDATION TO THE CABINET

PE 18/8 LOCAL PLAN

The report of the Director of Planning, Housing and Environmental Health provided an update on the preparation of the Local Plan and presented a draft document and refined development strategy, policies and proposals for consideration.

In addition, the report provided an update in respect of Local Plan evidence and other relevant matters related to its preparation, such as meeting the requirements of the Duty to Cooperate.

Given the timescales involved further work on completing and updating evidence was inevitable as the process progressed and Members would

have another opportunity to consider the drafts at the next meeting of the Advisory Board in July. Public consultation, as required by Regulation 19 of the Town and Country Planning Regulations 2012, would be carried out later this year.

Key elements of the refined development strategy (attached as Annex 2 to the report) and any changes from the strategy previously proposed were summarised. It was noted that policies in the Local Plan document itself outlined the key development requirements associated with each major site, including the need for significant infrastructure.

Failure to submit a Local Plan within the transitional period set out by the Government in the new draft National Planning Policy Framework (NPPF) would result in significant risks associated with having to address a substantially higher provision. It would also cause significant further delays, which would place the Borough Council in a more vulnerable position in terms of land supply in responding to planning applications and facing planning appeals.

Members participated in detailed discussions on a number of issues with particular reference made to the major sites at Bushey Wood, South Aylesford, Kings Hill (Broadwater Farm), Borough Green and South West Tonbridge. The main concerns raised by Members and that Officers were asked to revisit, included:

- Infrastructure, with particular concern raised about congestion and traffic flows on roads and the effects on rural communities (particularly the A20, Hermitage Lane and Junction 4 of the M20);
- Further investigation requested on the new A25 relief road within the proposed allocation at Borough Green (to ensure that this was completed at an early stage in the housing development) and the detailed route of the access road into Kings Hill (Broadwater Farm) and the sensitivity of the northern boundary;
- Proportionate allocation of housing development across the borough as a whole;
- The approach to contaminated land in respect of development;
- The robustness of viability assessments;
- Car parking and parking standards; and
- Flood protection measures

A variety of other issues were raised by Members which were taken on board by officers and would be considered in reporting to the next meeting of the Advisory Board. Similarly Members recognised that in

respect of some issues, further consideration would be given at the next meeting on completion of the evidence base.

RECOMMENDED: That

- (1) the content of the report be noted and reconsidered at the July meeting of the Advisory Board, subject to addressing the concerns raised by Members (summarised above); and
- (2) the draft Local Plan be noted and reconsidered at the July meeting of the Advisory Board, subject to addressing the concerns raised by Members (summarised above) for the purposes of public consultation as required under Regulation 19 of the Town and Country Planning (Local Plans) Regulations 2012 and submission to the Secretary of State under Regulation 22.

***Referred to Cabinet**

PE 18/9 NATIONAL PLANNING POLICY CONSULTATION RESPONSE

Decision Notice: D180041MEM

The key changes proposed in the recent consultations for a revised National Planning Policy Framework (NPPF) were summarised and endorsement of the response returned by the deadline of 10 May 2018 (attached as Annex 1 to the report) was sought.

Particular reference was made to the introduction of a transitional period for the implementation of the majority of the new NPPF. This enabled those Local Planning Authorities which were able to submit a Local Plan to the Secretary of State within six months of final publication to rely on their own housing need assessments (as set out in Annex 1 to the draft NPPF). It was anticipated that Tonbridge and Malling Borough Council would be able to submit its Local Plan in December and utilise this opportunity.

The Borough Council had also raised concerns in relation to the standardised methodology for calculating housing need, and these were set out in response to question 11, as there appeared to be no significant change to the way this was applied. It was noted that unless there was any further amendment to the methodology the anticipated uplift in housing need would have to be addressed when the Local Plan was reviewed within five years of adoption.

RECOMMENDED: That the content of the report be noted and Annex 1 be endorsed as the Borough Council's formal response to the consultation.

MATTERS FOR CONSIDERATION IN PRIVATE

PE 18/10 EXCLUSION OF PRESS AND PUBLIC

There were no matters considered in private.

The meeting ended at 10.45 pm

TONBRIDGE AND MALLING BOROUGH COUNCIL

PLANNING AND TRANSPORTATION ADVISORY BOARD

Tuesday, 24th July, 2018

Present: Cllr D A S Davis (Chairman), Cllr J L Botten (Vice-Chairman), Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr P F Bolt, Cllr M O Davis, Cllr D Keers, Cllr Mrs F A Kemp, Cllr M Parry-Waller, Cllr S C Perry, Cllr R V Roud, Cllr A K Sullivan and Cllr M Taylor

Cllr Mrs J A Anderson, Cllr O C Baldock, Cllr R P Betts, Cllr T Bishop, Cllr M A Coffin, Cllr D J Cure, Cllr Mrs T Dean, Cllr B T M Elks, Cllr N J Heslop, Cllr D Lettington, Cllr B J Luker, Cllr D Markham, Cllr P J Montague, Cllr Mrs A S Oakley, Cllr M R Rhodes, Cllr H S Rogers and Cllr T C Walker were also present pursuant to Council Procedure Rule No 15.12.

Apologies for absence were received from Councillors V M C Branson and R D Lancaster

PE 18/11 DECLARATIONS OF INTEREST

Councillor M Davis declared an Other Significant Interest in the agenda item relating to the Local Plan on the grounds of his status as a partner of Warner's Solicitors. In accordance with the dispensation granted at Minute GP 16/19 (General Purposes Committee of 20 October 2016) he remained in the meeting and addressed the Advisory Board but took no further part in the discussion or voting.

PE 18/12 MINUTES

RESOLVED: That the notes of the meeting of the Planning and Transportation Advisory Board held on 5 June 2018 be approved as a correct record and signed by the Chairman.

PE 18/13 LOCAL PLAN

The Director of Planning, Housing and Environmental Health provided an update on the progress made towards preparing the Local Plan and in particular the report provided responses to matters raised at the previous Advisory Board meeting. A recommendation to Cabinet and Council to approve the Local Plan for public consultation and its submission to the Secretary of State was also proposed.

In addition, reference was made to the revised National Planning Policy Framework (NPPF) published earlier in the day (Tuesday 24 July). Whilst there had been insufficient time in advance of the Advisory Board meeting for officers to understand the full detail it was confirmed that the transitional arrangements, previously outlined, remained in place.

Consequently the target date for submitting the Local Plan to the Secretary of State was now 24 January 2019, if the Borough Council wished to have the Plan examined against the previous NPPF and in particular to avoid the new standardised approach to housing assessment.

A number of representations regarding the Local Plan had been received from residents and community groups in advance of the public consultation which would commence, in accordance with Regulation 19, once the Plan was approved by Council. This was expected to be in September 2018 and would give local residents and other parties the opportunity to comment on the proposals. These comments/representations would be submitted to the Secretary of State with the Local Plan and would ultimately be considered by an appointed Planning Inspector.

The report explained how the issues raised at the Advisory Board meeting on 5 June in respect of the Local Plan had been taken into account in the revised draft (attached as Appendix 1 to the report). It also highlighted any other changes that had been made in the light of new evidence and provided an update on the status of the Local Plan evidence base.

Careful consideration was given to the concerns raised previously, set out in detail at 1.2 of the report and it was noted that Kent Highways were bringing forward a number of junction improvements along the A20 corridor to alleviate existing issues and increase capacity for the future. Significant improvements to the Quarry Wood junction and Coldharbour roundabout were being brought forward as part of the Maidstone Integrated Transport Strategy.

After further investigation regarding the delivery of the relief road within the proposed allocation at Borough Green, Policy LP29 had been amended to replace the original criterion 4 with two new criteria 4 and 5. Concern was expressed that the proposed amendment to Policy LP29 would not improve traffic movement or air quality and it was felt that greater importance should be given to the relief road. It was suggested that Policy LP29 should revert back to its earlier criteria and further consideration be given to the delivery of the relief road.

Members participated in detailed discussions on a number of issues with particular reference made to the major sites at Bushey Wood, South Aylesford, Kings Hill (Broadwater Farm), Borough Green and South West Tonbridge. The main concerns raised by Members included:

- The perceived disproportionate allocation of housing between areas of the Borough as a whole and notably at Borough Green and in Aylesford;

- The inability of the road network to cope with current traffic movements and to cater for increased pressure from additional development. Further mitigation options continued to be explored with relevant parties;
- The uncertainty around the delivery of infrastructure and it was noted that the Infrastructure Delivery Strategy would provide more detail on how these requirements could be met. It was hoped that this would be available in the near future;
- Car parking and parking standards. Members welcomed the improved flexibility around achieving the most appropriate car parking provision by taking account of local circumstances including the layout of the development, the mix of dwellings, the character of the local area and access to public transport, as set out in LP42: Parking Standards;
- The Duty to Co-operate and concerns about Tonbridge and Malling being asked to take on neighbouring authorities housing allocation. In response to this concern, the Director of Planning, Housing and Environmental Health assured Members that no such approach had been received;
- The approach to contaminated land in respect of development should exceed the criteria set out in the Local Plan;
- Concern around the vehicular access to the proposed allocation at Broadwater Farm;
- Further clarity being provided about the phasing of the proposed access via Bellingham Way, New Hythe Lane in association with the Aylesford Newsprint site;
- Members welcomed the allocation of the Aylesford News Print site solely for employment use but expressed concern about intensification of distribution centres impacting on increased traffic and parking. In response, Members were advised that intensification and diversification of businesses on this site could be managed via the planning application process; and
- Members and local residents welcomed the proposed extension of the Green Belt between Kings Hill, West Malling and East Malling.

A number of other issues were raised by Members which were noted by officers and included concerns regarding the proposals for East Malling Research Station and queries on how representations received as part of the Regulation 19 consultation would be handled. With regard to the latter point, the Director of Planning, Housing and Environmental Health

indicated that the Borough Council had a responsibility to make all representations made at that stage available and options on how this could be achieved were being explored. Other points raised would be considered in reporting to Cabinet.

Finally, Members were reminded that the Local Plan was a strategic document and would be a valuable tool in supporting and guiding development management throughout the Borough. It was also reiterated that the risk of failing to submit a Local Plan within the transitional period set out by the Government in the new draft National Planning Policy Framework would result in significant risks associated with having to address a substantially higher housing provision. It would also cause significant further delays, which would place the Borough Council in a far more vulnerable position in terms of land supply in responding to planning applications and facing planning appeals.

RECOMMENDED: That the

- (1) content of the report be noted; and
- (2) revised draft of the Local Plan (at Appendix 1 to the report) be recommended to Cabinet for its consideration, subject to any further clarification and updates from Officers as required in the interim (as summarised above).

***Referred to Cabinet**

PE 18/14 EXCLUSION OF PRESS AND PUBLIC

There were no matters considered in private.

The meeting ended at 10.00 pm

TONBRIDGE & MALLING BOROUGH COUNCIL

CABINET

03 September 2018

Report of the Chairman of Planning and Transportation Advisory Board and the Director of Central Services and Monitoring Officer

Part 1 – Public

Non- Key Decision

1 PLANNING AND TRANSPORTATION ADVISORY BOARD – 24 JULY - VOTING

1.1 Background

1.1.1 The Council is progressing the adoption of the new Local Plan under the Town & Country Planning (Local Planning) (England) Regulations 2012 (“the Local Plan Regulations”).

1.1.2 As part of that process towards adoption, the draft Plan is currently progressing through a number of the Council’s Advisory Boards and Committees as follows:

- Planning and Transportation Advisory Board (“PTAB”) 5 June 2018
- PTAB 24 July 2018
- Cabinet 3 September 2018
- Full Council 12 September 2018

1.1.3 Previously the plan has been considered by PTAB at earlier stages of the plan making process, including the approval of the Regulation 18 consultation document, “The Way Forward”.

1.1.4 At PTAB on 24 July 2018 there were 13 voting members of the Board present along with a large number of other members (18) who were not eligible to vote.

1.1.5 Following the debate, a vote was taken on the following recommendation: *“subject to any further clarification and updates from officers as required in the interim, the revised draft of the Local Plan at Appendix 1 be recommended to Cabinet for its consideration”*

- 1.1.6 The vote recorded at the meeting was 5 in favour of the recommendation, 5 against and 3 abstentions- totalling 13 votes cast. The Chair has a casting vote and voted in favour of the recommendation. It was then announced by the Chair that the recommendation had been approved.
- 1.1.7 The Chair then closed the meeting.
- 1.1.8 However, reflecting on the vote immediately following the meeting and over following days, doubts emerged over the voting. A review and recollection of events by those officers present at the meeting concluded that the most likely turn of events was that a non-voting member attempted to vote when they were not eligible to do so. The committee clerk present at the meeting contacted a number of the voting members the following morning to clarify how they had voted. It became apparent that the correct vote was in all probability 4 in favour, 5 against and 3 abstentions (one of the voting members having left the room prior to the vote).
- 1.1.9 Consequently, the proper outcome of the vote at PTAB is that the recommendation - to recommend the draft plan to Cabinet for consideration - was defeated.
- 1.1.10 This experience has caused some thought to be given to the detailed arrangements for meetings and voting, and I will be undertaking a review in due course in order to ensure greater clarity and guard against similar situations occurring.

1.2 Legal Implications

- 1.2.1 Constitutionally, PTAB is an advisory board which advises Cabinet. The role of Cabinet is to formulate the budget and policy framework of the Council, of which the development plan forms part. Thus it is Cabinet and subsequently full Council which are the decision making bodies in relation to the Local Plan process, although Cabinet should take into account the views expressed by PTAB, including the proper outcome of the vote on the 24th July.
- 1.2.2 Having considered the legal and constitutional issues in detail and with the benefit of Counsel's advice, it is constitutionally proper for the consideration of the Local Plan by Cabinet to go ahead as planned, albeit with the correct vote of the PTAB meeting noted by Cabinet in reviewing the minutes of that meeting.
- 1.2.3 It remains the case that the Cabinet has the responsibility to formulate the Local Plan and make a recommendation to the Council.

1.3 Recommendation

- 1.3.1 Cabinet is recommended to:

- (i) **NOTE** the contents of this report;
- (ii) **RESOLVE** to consider the draft local plan (agenda item 5) in the context of the discussion and advice presented in this report.

contact: Kevin Toogood

Dave Davis
Chairman of Planning and Transportation Advisory Board

Adrian Stanfield
Director of Central Services and Monitoring Officer

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TONBRIDGE & MALLING BOROUGH COUNCIL

CABINET

03 September 2018

Report of the Director of Planning, Housing and Environmental Health

Part 1- Public

Matters for Recommendation to Council

1 LOCAL PLAN

This report presents a set of Local Plan documents, which subject to the agreement of Full Council, are proposed to be submitted to the Secretary of State for Housing, Communities and Local Government following public consultation required by Regulation 19 of the Town and Country Planning (Local Plans) (England) regulations 2012.

The report also summarises the key matters arising from the consideration of the draft Local Plan at the Planning and Transportation Advisory Board meetings in June and July, including amendments that have been incorporated; provides an update of the Local Plan evidence base; and sets out the next steps in the progress of the Local Plan.

1.1 Introduction

- 1.1.1 The preparation of the Local Plan has reached an important stage. Subject to approval by Full Council on the 12th September, the Local Plan and accompanying documents will form the basis of a further round of public consultation before being submitted to the Secretary of State, within the transitional window confirmed by the publication of the revised National Planning Policy Framework on 24th July.
- 1.1.2 The draft Local Plan document has been considered by the Planning and Transportation Advisory Board at its meetings on 5th June and 24th July and been subject to a thorough debate on both occasions. There has also, of course, been significant discussion by the Board primarily around the publication of the Regulation 18 consultation document "The Way Forward".
- 1.1.3 Comments made by Members at the Board meeting on the 5th June were taken into consideration and amendments made for the 24th July meeting. Further comments were made at that meeting and these have also been taken into consideration. The next section of this report highlights where changes have been made to the Local Plan document attached at Appendix 1. It is worth noting that the Local Plan is a strategic document to guide and manage future development

in the borough to 2031. Some matters of detail will be addressed as part of further master planning and/or planning applications in due course.

- 1.1.4 The importance of ensuring the timely delivery of infrastructure to accompany planned new development set out in the Local Plan was once again highlighted by many Members at the July Board meeting. The Infrastructure Delivery Plan and Transport Assessment forming part of the evidence base for the Local Plan provides more details and can be found on the Council's website here: www.tmbc.gov.uk/localplanevidence
- 1.1.5 The Local Plan seeks to deliver significant infrastructure improvements as well as meet future needs for housing and employment. This is clearly an important issue for local residents and Members alike. Planning obligations from major sites, built on an allocation in a local plan, provide opportunities to secure infrastructure enhancements or improvements.
- 1.1.6 Once adopted the Local Plan will provide a robust policy basis for negotiating developer contributions to deliver planned infrastructure as set out in the relevant policies, but in the absence of a Local Plan the ability of the Local Planning Authority to secure that infrastructure, particularly in the case of 'windfall' developments, will be more challenging.
- 1.1.7 A sound Local Plan will also serve well in providing a platform from which to launch bids and initiatives for other sources of funding, in partnership with others where appropriate. Pursuing such an approach without first adopting a clear plan to meet development needs seems unlikely to be fruitful given the general thrust of Government policy in this area.
- 1.1.8 There have been successful bids in the past, for example, the Local Growth Fund, which helped secure funding for the improvements to the eastern overbridge at junction 4 of the M20. New initiatives will be launched during the life of this Local Plan, which could provide further opportunities for securing forward funding and other forms of assistance to support and facilitate the planned developments in the Local Plan. For example, the Government has recently relaunched a Garden Communities Prospectus (published on 15th August) inviting expressions of interest for ambitious proposals for new garden communities in return for tailored assistance to help design and deliver the vision for these places. The strategic site at Borough Green could qualify for such assistance and this will be examined further.
- 1.1.9 Also appended to this report is a copy of the changes to the policies and proposals map, the Sustainability Appraisal and the Habitats Regulations Assessment, which will also form part of the public consultation and will be submitted to the Secretary of State along with the Local Plan document.
- 1.1.10 This report also provides an update on the Local Plan evidence base and a section setting out the potential implications of not having an up to date Local Plan.

1.2 Main amendments to the Local Plan following the Planning and Transportation Advisory Board on 24th July.

- 1.2.1 The following amendments have been made to the Draft Local Plan document following the Board meeting on the 24th July. These are set out in order of appearance in the document.
- 1.2.2 Policy LP13 – Local Natural Environmental Designations – The list of designations in the previous draft were based on the most up to date information available at the time. Following the discussion at the Board meeting where Members identified new designations, the list has been updated and an amendment made to the policy to ensure that any new open spaces delivered during the Plan Period are also covered by the policy.
- 1.2.3 Policy LP19 – Habitat Protection and Creation – Amended wording to reflect the Sustainability Appraisal process.
- 1.2.4 Policy LP27 – Strategic Site Bushey Wood, Eccles – reference to the masterplan including a transport assessment added.
- 1.2.5 Policy LP29 – Strategic Site Borough Green Gardens – The suggested amendment to the phasing of the initial housing development prior to the opening of the relief road introduced following the Board meeting on the 5th June appeared to cause an element of doubt, albeit that the revised policy had been the subject of consideration by Counsel advising the Borough council. So the policy wording has reverted to the previous i.e. that the whole relief road is completed and open by no later than the completion of 15% of the total number of dwellings in the masterplan area (which amounts to 450 new dwellings i.e. 15% of 3,000). It is noted in the text and policy that the detail and phasing of the road will be governed by Planning Obligation agreements.
- 1.2.6 A further amendment has been made to reflect the wording of the NPPF in respect of development within the AONB.
- 1.2.7 Policy LP30 – Strategic Site Broadwater Farm, north of Kings Hill - reference to the masterplan including a detailed transport assessment has been added in order to examine the merits of proposed and possible alternative access arrangements. In addition, the policy now stresses that vehicular access to the development (with the exception of emergency vehicles) via the network of rural lanes will not be permitted.
- 1.2.8 Policy LP31 – Strategic Site South West Tonbridge – additional wording to ensure sensitive design taking account of relationship with the Area of Outstanding Natural Beauty and its setting, to be consistent with other policies.
- 1.2.9 Policy LP35 – Employment Land: Former Aylesford Newsprint Site and supporting text – amendments to ensure the site is subject to a masterplan in advance of a

planning application and to further address the issue of the opening of Bellingham Way as part of any redevelopment.

- 1.2.10 Policy LP42 – Parking Standards – amendment to reflect latest Government policy on charging points for electric vehicles that all new homes where appropriate should have a charge point.
- 1.2.11 A number of other mainly factual amendments have been made to address points raised by Members

1.3 Local Plan Evidence

- 1.3.1 The following evidence has been completed and uploaded to the Local Plan evidence pages on the Council’s website since the Board meeting on the 24th July.
- 1.3.2 Green Belt Study Stage 2 Report
- 1.3.3 This report sets out the proposed amendments to the Green Belt designation and the exceptional circumstances for doing so.
- 1.3.4 Transport Assessment Addendum
- 1.3.5 This report, prepared by the Council’s consultants Mott Macdonald, represents an addendum to the Transport Assessment completed in June 2018. It makes proposals for further improvements to some of the junctions modelled.
- 1.3.6 Infrastructure Delivery Plan
- 1.3.7 This report draws together the infrastructure requirements arising from the development strategy proposed in the Local Plan and provides more information on costing and delivery, including input from statutory infrastructure providers.
- 1.3.8 Sustainability Appraisal
- 1.3.9 This appraisal tests the sustainability credentials of policies and proposals in the Plan and is required to accompany the submitted Local Plan documents.
- 1.3.10 Habitats Regulations Assessment
- 1.3.11 This assessment has been prepared by the Council’s consultants Mott Macdonald and is also required to accompany a Local Plan. It assessed the potential impact of the development strategy on designated ecological sites in the borough.

1.4 Next Stages and the Implications of not having an up to date Local Plan

- 1.4.1 Subject to Cabinet recommending the Local Plan and accompanying documents for the purposes of public consultation and subsequent submission to the Secretary of State to Full Council and Full Council agreeing the recommendation, the next stages of the Local Plan will be as follows:

- 1.4.2 Public Consultation required by Regulation 19 of the Town and Country Planning, England (Local Planning)(England) Regulations 2012
- 1.4.3 This consultation will take place for 6 weeks commencing around the end of September and concluding in mid-November 2018.
- 1.4.4 The format of the consultation will be similar to that for the consultation exercise in the autumn of 2016 required by Regulation 18. Those wishing to make representations will be advised of the data protection requirements introduced by the General Data Protection Regulations that came into force in May this year in order that copies may be submitted to the Secretary of State along with the Local Plan documents as required by Regulation 22(d) and also made publicly available.
- 1.4.5 Submission of the Local Plan to the Secretary of State
- 1.4.6 Once the public consultation exercise has closed the representations will be grouped into themes and submitted to the Secretary of State together with the Local Plan documents. It is anticipated that this will be during December and in advance of the transitional window introduced by the revised NPPF enabling Local Planning Authorities to use the 2012 version of the NPPF and their locally derived housing need, which is due to close on 24th January 2019.
- 1.4.7 Appointment of a Planning Inspector
- 1.4.8 After submission, the Secretary of State will appoint an independent Planning Inspector to scrutinise the Local Plan. The Local Planning Authority will be advised once an appointment has been made and will liaise with the Inspector regarding arrangements for a Local Plan Examination, expected to take place during the first half of 2019. The dates for a pre-examination meeting and the examination itself will depend on the number of Local Planning Authorities making similar requests in advance of the 24th January and the availability of Inspectors.
- 1.4.9 Stages leading up to adoption of the Local Plan
- 1.4.10 The length of the planning examination will be determined by the Inspector and will in part be influenced by the number of representations received at Regulation 19. The current Local Plan timetable assumes that the examination, Inspector's report and any recommended modifications, will be addressed during the latter part of 2019 enabling the Local Plan to be adopted by the end of the calendar year.
- 1.4.11 The implications of not having an up to date Local Plan
- 1.4.12 At this key stage in the preparation of the Local Plan it is important to emphasise the advantages of proceeding to adoption at the earliest practical opportunity and also considering the implications of not doing so.

- 1.4.13 The Government through the revised NPPF has reiterated the importance of the plan-led system. This means that up-to-date and robust local development plans are the starting point for guiding new development. Where those plans are out of date or silent, the presumption in favour of sustainable development will apply as set out in the NPPF.
- 1.4.14 Tonbridge and Malling was one of the first local authorities in the country to adopt a Local Development Framework (LDF) between 2007 and 2010 based on an annual housing target of 450 units a year handed down in the then South East Plan. This has ensured that the Council has had a robust plan for most of the last decade, but the LDF is now becoming out of date and the five year housing land supply beginning to fall as the development sites in the LDF reach maturity.
- 1.4.15 Many other local authorities struggled to adopt a LDF before it was replaced by new Local Plans with the publication of the NPPF in 2012 and there are many examples of where this has led to problems in guiding development to the most appropriate locations and securing the necessary infrastructure to accompany it.
- 1.4.16 The publication of the revised NPPF on 24th July invites those local planning authorities able to submit a Local Plan within 6 months the opportunity to use the 2012 version of the NPPF for plan making purposes and importantly locally derived housing need figures. If this Local Plan is agreed by Full Council on 12th September it is anticipated that by the end of 2019 it will be adopted with all of the advantages of having an up to date and robust Local Plan with a robust five year housing supply.
- 1.4.17 It has been noted that as soon as the Local Plan is adopted a review will have to begin taking into account the new housing need figures arising from the standardised methodology. Indeed, the revised National Planning Policy Framework states that plans should be reviewed within 5 years of adoption or sooner if housing need estimates are expected to change significantly (paragraph 33).
- 1.4.18 In practical terms this means that in the future plan making will be a continuous process. The current Local Plan will have taken 7 years to complete if it is adopted in 2019, which is not uncommon. Therefore, to complete a review within 5 years will require Local Planning Authorities to commence a review almost immediately after adoption. However, in the meantime the adopted Local Plan will provide an up to date and robust basis for development management and re-establish a 5 year housing land supply.
- 1.4.19 The alternative scenario is less positive and can be illustrated as follows:
- 1.4.20 Delaying the timetable
- 1.4.21 If the Council decide not to approve the Local Plan, an alternative strategy will need to be devised, which will inevitably delay the Local Plan timetable while alternative sites are considered and evidence is updated. This is likely to require a

further round of public consultations and could result in many months of delay in getting back to the point we have currently reached. There are no guarantees that any alternative sites put forward to address our objectively assessed housing need will be better received than the current ones. The Borough Council could decide not to address the housing need assessment and submit a Plan and face an examination on that basis. This option carries a very significant risk that our Local Plan would be found unsound.

1.4.22 Planning for Higher Housing Need

1.4.23 The transitional period for submitting a Local Plan within 6 months of the publication of the revised NPPF ends on 24th January 2019. After this date we would have to plan for the additional housing need set out in the NPPF standardised methodology. As currently illustrated this would equate to an additional 159 dwellings a year or a 23% increase – over 3000 more than is currently planned for and consequently additional sites of a significant scale would need to be found.

1.4.24 Worsening 5 year Housing Land Supply Situation

1.4.25 Since the publication of the 2017 Annual Monitoring Report last year the Council has been unable to demonstrate a 5 year housing land supply. The Government requires that Local Planning Authorities can demonstrate a 5 year housing land supply plus a 5% buffer in order to have a robust and up-to-date Plan. This means that some of the planning policies in the adopted Development Plan (the LDF) that are related to the delivery of housing carry significantly less weight in determining planning applications.

1.4.26 The current shortfall of 199 dwellings representing a 5 year housing land supply of 4.7 years (as of 31.3.17) is understandable for a mature Development Plan such as the LDF as most of the housing allocations have been developed, but it does emphasise the importance of adopting a new Plan at the earliest opportunity to replenish the 5 year housing land supply.

1.4.27 If the new Local Plan is submitted within the transitional period, the housing need against which the 5 year housing land supply is measured remains at 696 dwellings per year for the lifetime of this Local Plan, but if not, then the 5 year housing land supply is recalibrated against the standardised methodology resulting in a proportionately much lower supply position.

1.4.28 If Local Planning Authorities consistently fail to meet their 5 year housing land supply over several years the 5% buffer is increased to 20%. Any unmet need in previous years also has to be planned for. In short, further delays in adopting a new Local Plan will almost certainly result in a declining 5 year housing land supply and the consequential implications for decision making i.e. reduced weight for the relevant policies in the Development Plan.

1.4.29 Decision Making

- 1.4.30 Where Local Plans are out of date and there is no demonstrable 5 year housing land supply, there is a far stronger presumption and responsibility placed on local authorities to grant planning permission. Planning applications for housing that are refused by the Local Planning Authority in these circumstances are generally at far greater risk of being allowed on appeal. Permissions granted on appeal may bolster the housing land supply situation, but they may not be in the best locations or deliver the wider planning benefits set out in the Local Plan strategy. There is also less opportunity for the Local Planning Authority to secure infrastructure through Planning Obligations.
- 1.4.31 In a future scenario where we have no up-to-date Local Plan or 5 year housing land supply, the Green Belt and Areas of Outstanding Natural Beauty will continue to provide protection in areas where those policy designations apply. Unmet housing need does not constitute a Very Special Circumstance for inappropriate development in the Green Belt when determining planning applications. Major developments in the AONB are also unlikely to be successful given national policy. This would inevitably mean that proposals for development are highly likely to be focussed on those parts of the Borough that are more susceptible to windfall developments i.e. those areas not covered by high level constraints.
- 1.4.32 In addition, the revised NPPF published in July 2018 notes that there may be grounds for arguing prematurity in refusing planning applications before a Local Plan is adopted. However, the NPPF makes it clear that this would be unlikely to be justified where a draft plan has yet to be submitted (see paragraph 50 of the NPPF (July 2018)).
- 1.4.33 Intervention
- 1.4.34 The Secretary of State has indicated that he will intervene in plan making if plans become out of date and there is insufficient progress being made. This may result in another body appointed by the Government preparing a development plan for Tonbridge and Malling.
- 1.4.35 Green Belt Extension
- 1.4.36 The proposed extension to the Green Belt has attracted support from Local Members and residents, but it will not be confirmed until the Local Plan has been through its due process and is adopted. If the Local Plan is delayed the proposed extension to the Green Belt east of West Malling will remain a proposal carrying very limited weight in determining planning applications.
- 1.4.37 Infrastructure
- 1.4.38 As noted in the Introduction to this report, the Local Plan seeks to deliver significant infrastructure improvements as well as meet future needs for housing and employment and this is clearly an important issue for local residents and Members alike.

- 1.4.39 Once adopted the Local Plan will provide a basis for negotiating developer contributions and opportunities to secure infrastructure enhancements or improvements, while providing a platform from which to launch bids and initiatives for other sources of funding, in partnership with others where appropriate.
- 1.4.40 However, in the absence of a Local Plan the ability of the Local Planning Authority to secure infrastructure on the back of development, beyond what is necessary to make a proposal acceptable in planning terms, will be severely diminished. Bids for other sources of funding will also be weakened in the absence of a clear strategy set out in a Local Plan.

1.5 Conclusions

- 1.5.1 This report updates Members of the Cabinet on the preparation of the Local Plan and sets out the advantages and disadvantages of proceeding to adoption. The documents appended, namely the Local Plan, a document setting out any changes to the policies and proposals map, the Sustainability Appraisal and Habitats Regulations Assessment will form the basis of a further public consultation prior to submission to the Secretary of State, subject to approval by Full Council as set out in the recommendation below.

1.6 Legal Implications

- 1.6.1 Planning law requires that planning applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Local Plan for Tonbridge and Malling will represent a significant part of the development for the borough and needs to be prepared in accordance with the NPPF and be kept up-to-date.
- 1.6.2 Failure to prepare a Local Plan or having a Plan that is out-of-date reduces the ability of the Local Planning Authority to manage development proposals that come forward.

1.7 Financial and Value for Money Considerations

- 1.7.1 There are resource implications for preparing the Local Plan, but these can be accommodated within current budgets
- 1.7.2 Preparing a Local Plan within the transitional period defined by the revised NPPF (July 2018) represents a potential cost saving for the Council as the alternative would be to update existing evidence and delay the adoption of the Local Plan while the implications of the uplift in housing need is addressed.
- 1.7.3 Having an up-to-date Plan at the earliest opportunity will also re-establish a 5 year housing land supply and provide a stronger basis for defending appeals.

1.8 Risk Assessment

1.8.1 Failure to submit a Local Plan within the transitional period will result in significantly higher risks associated with having an out-dated Plan and the associated implications described in the sections above.

1.9 Recommendations

1.9.1 That the content of this report be noted; and

1.9.2 The Local Plan and accompanying documents appended to this report be recommended to Full Council for approval for the purposes of public consultations and submission to the Secretary of State in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

Background papers:

Nil

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APPENDIX 1

Tonbridge & Malling Borough Council



Regulation 19 Pre-Submission
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Foreword

The Borough of Tonbridge and Malling is a diverse and characterful place. It includes areas of recent development and growth together with historic environments. Its geography is varied and the physical characteristics have and will continue to reflect patterns of land use and activity. It is a place where traditional and modern businesses thrive, where established and new communities have flourished but where pressures on community facilities, transport infrastructure and the environment are challenging.

The Borough Council, working with a wide range of partners, have embraced the benefit of strategic planning over decades. That has been beneficial in shaping development and properly addressing needs for homes, jobs and supporting facilities in a planned way. Moving forward the continuation of that approach is ever more challenging, but in providing a sustainable and planned approach to our borough and providing for local needs this Plan takes on that challenge.

This Local Plan relates closely to the borough and communities it will serve. It reflects national planning policy and shapes that locally, based on what is seen locally as the most important planning issues taking account of locally derived evidence. It is designed as a plan that is responsible in facing up to difficult choices and one which is based upon fostering care in the way we plan for this and future generations of Tonbridge and Malling. It provides a sound basis on which to judge planning applications, achieve investment and provide confidence about future development and future preservation where both are appropriate.

Locally based decisions about where and how development takes place are best framed locally – that is a key purpose of this plan.

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Tonbridge & Malling Borough Local Plan

1. Introduction

1.1. What is the Local Plan?

- 1.1.1. The Local Plan is a development plan document that sets out a vision and a framework for the future development of Tonbridge & Malling borough up to 2031.
- 1.1.2. The Local Plan represents the starting point for decision-taking on planning applications. It includes a suite of policies including borough-wide strategic policies, allocations and local standards. The purpose of these policies is to manage and facilitate sustainable development.
- 1.1.3. The Government's [National Planning Policy Framework](#) (NPPF) provides the high-level context for preparing Local Plans. This is supplemented by the Government's [Planning Practice Guidance](#) which sets out how to implement the policies in the NPPF. These have shaped the focus and content of this Local Plan.
- 1.1.4. The Council has a current suite of development plan documents in place (see list below). When this Local Plan is adopted, it will supersede these documents as the development plan for Tonbridge & Malling borough. These existing plans can be accessed from the Council's website: www.tmbc.gov.uk/developmentplan.
 - Core Strategy (September 2007)
 - Development Land Allocations (April 2008)
 - Tonbridge Central Area Action Plan (April 2008)
 - Managing Development & the Environment (April 2010)
 - Saved Policies (April 2010)

- 1.1.5. As highlighted above, the purpose of the Development Plan is to facilitate and manage sustainable development. There are three dimensions to sustainable development: economic; social; and environmental. The policies in the Local Plan seek opportunities to make a positive contribution to these dimensions. In essence, the **presumption in favour of sustainable development** lies at the heart of the Local Plan and should be seen as a golden thread running through it. This has been encapsulated in the following policy which makes clear the role of the Development Plan in decision-taking on planning applications:

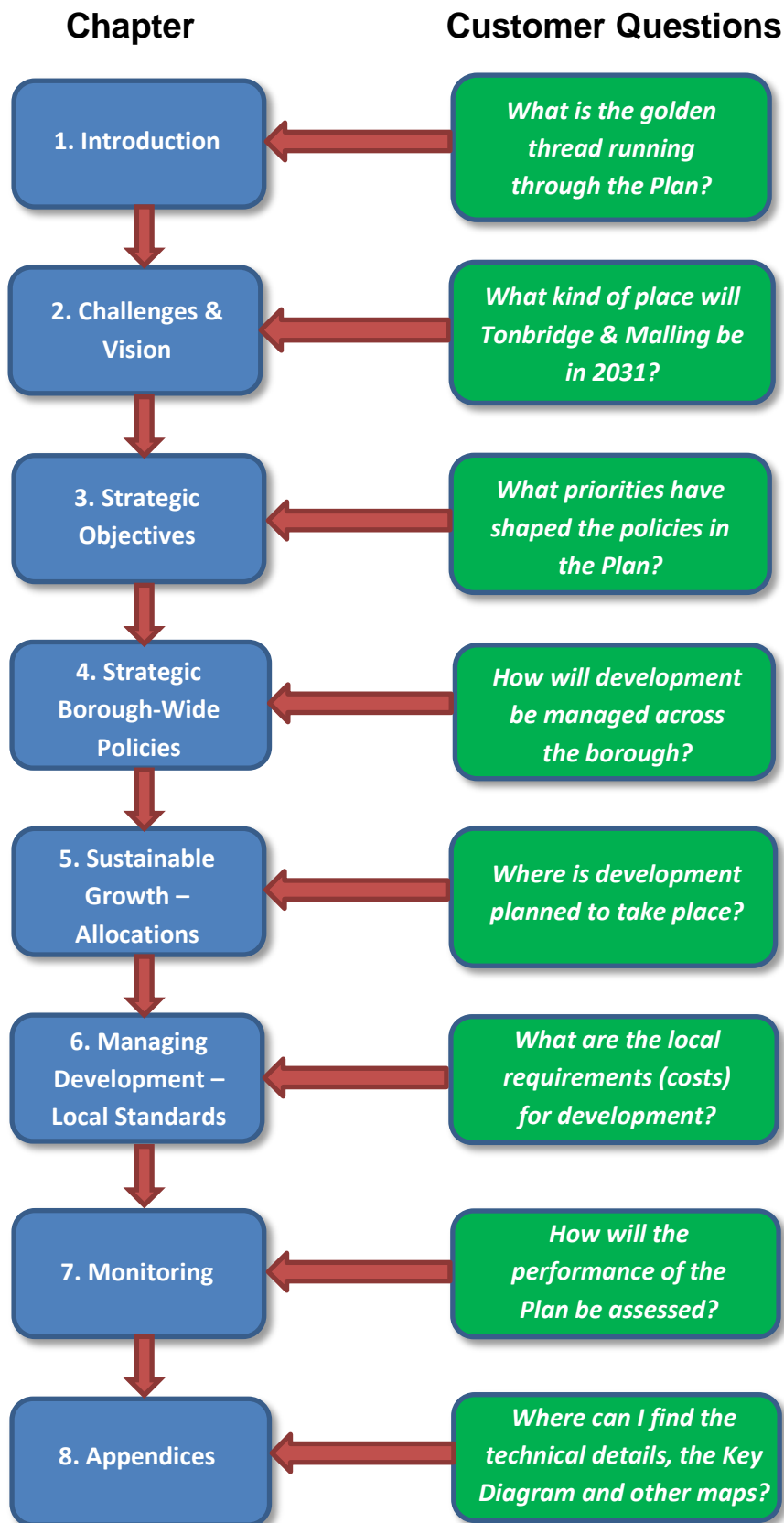
LP1: Presumption in Favour of Sustainable Development

1. At the heart of the strategy for Tonbridge & Malling is a desire to deliver sustainable development; growth that is not for its own sake, but growth that brings benefits for all sectors of the community - for existing residents, businesses and organisations as much as for new ones.
2. Planning applications that accord with the policies in this Development Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise – taking into account whether:
 - i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - ii. Specific policies in that Framework indicate that development should be restricted.

1.2. How to use the Local Plan

- 1.2.1. Figure 1 sets out a helpful guide to the structure of the Local Plan with key customer questions pinned against particular chapters of the document.
- 1.2.2. The starting point for decision-taking on planning applications is the Development Plan. With this in mind, it is important to understand that policies contained within this Local Plan should not be read in isolation; they should be read alongside other policies in the Development Plan in order to comprehend the complete planning policy picture.

Figure 1: Tonbridge & Malling Local Plan Structure

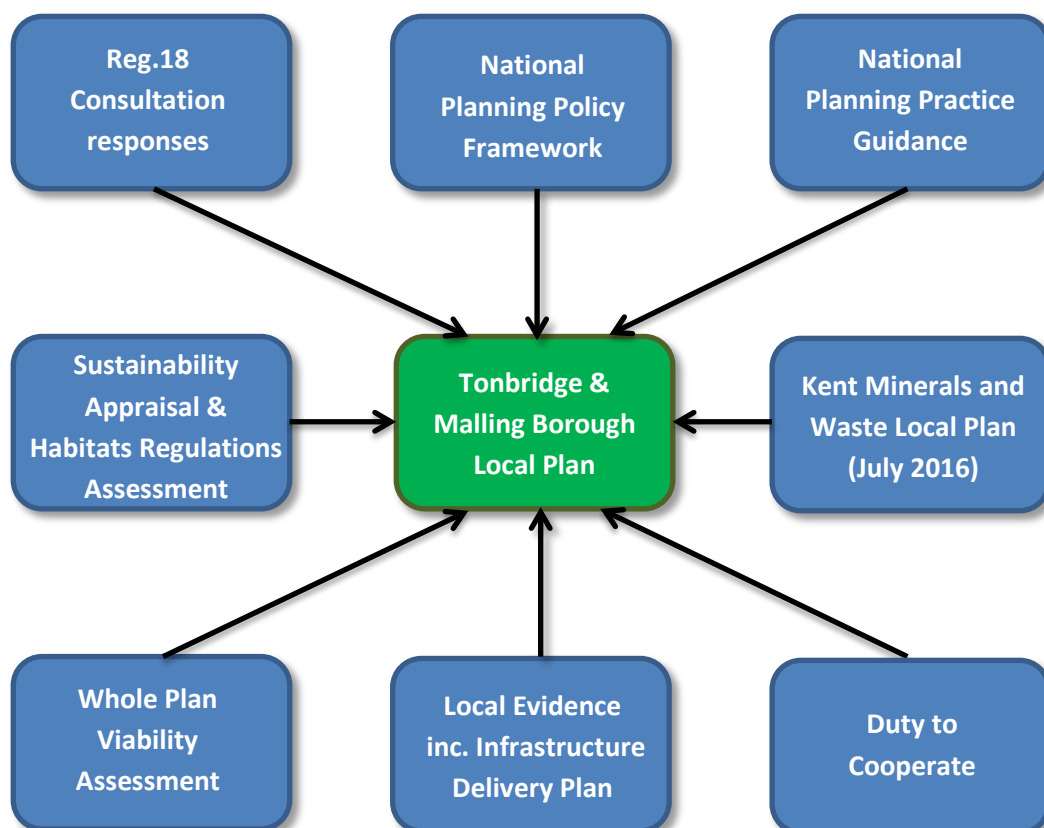


- 1.2.3. In addition, regard should be had to the Government's NPPF. Whilst the NPPF does not form part of the Council's development plan, it is a material consideration that will be taken account of during decision-taking on planning applications. The Local Plan does not reiterate policies that are already set out in the NPPF but where appropriate it applies them locally to respond to local circumstances. If the Local Plan is silent on a specific topic the default policy position is the NPPF.
- 1.2.4. It should be noted that the Council will expect, as part of the validation process for planning applications, assessments on a range of topics to help inform the decision-taking process and assess performance of the development proposal against the requirements of the policies contained within this Local Plan.
- 1.2.5. To help your understanding of key technical references in the Local Plan, there is a glossary of terms set out in Appendix A.

1.3. What influences the Local Plan?

- 1.3.1. There are a wide range of influences on the Local Plan and the policies contained within it. These are summarised in Figure 2.

Figure 2: Influences on the Local Plan



- 1.3.2. A few of the high-level influences have already been highlighted, namely the Government's National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). In addition to these top-down influences, there are important bottom-up pieces of work that have made their mark on the Local Plan.

Evidence

- 1.3.3. Several pieces of evidence have shaped the development strategy and policies contained within this Local Plan. More details on the specific pieces of evidence are available on the Council's website:

www.tmbc.gov.uk/localplanevidence. Key pieces of evidence include (not exhaustive):

- Strategic Housing Market Assessment (SHMA)
- Employment Land Needs Assessment
- Gypsy and Traveller and Travelling Showperson Accommodation Assessment
- Strategic Land Availability Assessment (SLAA)
- Strategic Flood Risk Assessment (SFRA)
- Transport Assessment + A20 VISUM Study
- Air Quality Assessment
- Green Belt Study
- Green Infrastructure & Ecological Network Report
- Open Space Study
- Whole Plan Viability Assessment
- Infrastructure Delivery Plan

Sustainability Appraisal & Habitats Regulations Assessment

- 1.3.4. An important part of the plan-making process is the Sustainability Appraisal (SA). This effectively provides an audit of the environmental, social and economic credentials of the policies and their impacts, individually and

cumulatively. This is achieved by assessing the policies – and reasonable alternatives – against a range of objectives that cover the three dimensions of sustainable development. The SA was applied to the broad strategy options at the beginning of the process and then to the emerging policies and reasonable alternatives.

- 1.3.5. The Habitats Regulations Assessment focussed on the potential impact of the development strategy on sensitive habitats of international importance. This process also took account of committed development in neighbouring boroughs to understand the cumulative impacts.

Viability

- 1.3.6. It is important that the sustainable development identified in the Local Plan is not only aspirational but realistically deliverable. To make this assessment the viability of the development strategy, taking account of the local standards and typical infrastructure costs was undertaken. This tested the typical sites that are likely come forward for development. This is an important check on the effectiveness of the Local Plan.

Duty to Cooperate

- 1.3.7. Throughout the process of preparing the Local Plan on-going engagement with neighbouring planning authorities in west, mid and north Kent took place to fulfil the statutory Duty to Cooperate. This was an essential process given that some of the influences on the borough do not conveniently stop at the boundary edge. An example of joint working included the commissioning of the Strategic Housing Market Assessment (SHMA) with Maidstone Borough Council and Ashford borough Council. This approach was shared with Sevenoaks District Council and Tunbridge Wells Borough Council who commissioned the same consultants to undertake similar work for them, ensuring a consistent approach across mid and west Kent to the assessment of housing need. In addition, regular meetings took place at the officer and member level to identify common ground and any cross-boundary matters that needed to be explored.

Consultation

- 1.3.8. A key influence on the Local Plan is consultation. During the autumn of 2016 the Council consulted on the first stage of the Plan, the regulation 18 document entitled 'The Way Forward'. This involved engagement with a wide group of people and organisations including: local communities and their

representatives; land owners; developers; businesses and statutory consultees. The responses received helped inform the preparation of this Local Plan.

Kent Minerals and Waste Local Plan

- 1.3.9. In addition to this Local Plan the Kent Minerals and Waste Local Plan (adopted July 2016) is an important part of the Development Plan. Issues including minerals safeguarding are important considerations during decision-taking on planning applications. Given the strong relationship between minerals and the delivery of new homes it is imperative that decisions do not put at risk the delivery of both Plans.
- 1.3.10. The wide range of influences on the Local Plan have, in combination, resulted in a Plan that addresses the expectations of the Government whilst being truly local in nature.

1.4. Spatial portrait

- 1.4.1. Before proceeding with the detailed policies, it is helpful to take stock and paint a spatial portrait of the borough and its communities.

Table 1: Spatial Portrait

Area:	24, 013 ha
Strategic Location:	West Kent. Bordered by: Sevenoaks District (to the west); Tunbridge Wells Borough (south); Maidstone Borough (east); Medway (north); Gravesham Borough (north-west).
Transportation links:	Three motorways (M20, M26 and M2) cross the borough in the north. The A21 trunk road passes by the south and west of Tonbridge. Three train lines providing links to London and the north Kent line. Channel Tunnel Rail Link (channelled under the Kent Downs, no stations). High Speed 1 services stop at Snodland station
Population:	Total: 127,300 (mid-2016 estimate) Split: 48.9% Male; 51.1% Female Average age: 40.5 years Aged 0-15: 20.3% Aged 16-64: 61.1% Aged 65+: 18.6%

<p>Urban/Rural Split:</p>	<p>Most of the borough is rural in character.</p> <p>Largest rural settlements are West Malling, Borough Green, Hadlow, Hildenborough and East Peckham.</p> <p>Principal town: Tonbridge, located in the south-west of the borough.</p> <p>Other built-up urban areas: Kings Hill, Snodland, Aylesford/Ditton/Larkfield/Leybourne (known as the Medway Gap) and Walderslade (part) located in the north-east of the borough.</p>
<p>Assets & Constraints:</p>	<p>Special Areas of Conservation: North Downs Woodland; Peter's Pit (3.54% of the borough)</p> <p>Sites of Special Scientific Interest (SSSIs): 28 (1.32% of the borough)</p> <p>Areas of Outstanding Natural Beauty: Kent Downs and High Weald (26.84% of the borough)</p> <p>Ancient Woodland: 2,621 ha (11% of the borough)</p> <p>Conservation Areas: 60</p> <p>Scheduled Ancient Monuments: 25</p> <p>Listed Buildings: Approx. 1,400 listed buildings or structures</p> <p>Green Belt: Approx. 70% coverage of the borough</p>
<p>Rivers:</p>	<p>River Medway and its tributaries pass through the borough in the south and south-east (fluvial) and in the north-east (tidal stretch north of Allington Lock).</p> <p>River Bourne passes through the borough from the south-east to the north-west.</p>
<p>Dwelling Stock:</p>	<p>Total: 52,770 (as at 1 April 2016)</p> <p>Private sector: 44,310</p> <p>Private registered provider: 8,110</p> <p>Other public sector: 350</p> <p>Local Authority: 0</p>

2. Challenges & Vision

2.1. What are the challenges facing Tonbridge & Malling?

- 2.1.1. Section 1.3 of this Local Plan highlights several pieces of evidence that have exerted an influence on the preparation of this document. This section draws out the key challenges that this evidence presents.

Table 2: Key Challenges

<ul style="list-style-type: none"> • How to meet the varied housing needs of the growing population in the right places
<ul style="list-style-type: none"> • How to support the needs of the local economy so that it can continue to be competitive and create quality local jobs
<ul style="list-style-type: none"> • How to deliver essential infrastructure to support growth and create high quality environments
<ul style="list-style-type: none"> • How to deliver sustainable growth while protecting assets and avoid areas at high risk of flooding
<ul style="list-style-type: none"> • How to manage change in Tonbridge Town and local centres so that they can remain vital, competitive and an attractive place to work, meet and enjoy.

2.2. What is the vision for the borough?

By 2031 Tonbridge and Malling will be a place where sustainable growth is supported including new homes and jobs to help address the wide range of needs of the growing population and essential infrastructure to create a high quality environment for all. It will be a place where important heritage and natural environment assets are valued and Tonbridge Town Centre and other urban and rural centres are effectively adapting to change and are thriving and where there is a wide choice of travel opportunities to connect people and places across the borough and beyond.

3. Strategic Objectives

3.1. What are the strategic objectives?

- 3.1.1. Taking account of the influences on the Local Plan and the key challenges facing the borough and local communities, a set of objectives have been defined to set the strategic framework for the detailed policies that follow.

LP2: Strategic Objectives

Objective 1: Support the delivery of new homes balanced with economic growth to provide a stock of housing and job creation that meets the needs of the community, including the need for affordable housing.

Objective 2: Ensure new development is of a high quality design.

Objective 3: Enhance the vitality and viability of Tonbridge Town as the principal urban centre in the borough.

Objective 4: Support and strengthen the hierarchy of settlements to ensure development that takes place contributes to the sustainability of local communities and services.

Objective 5: Protect important natural and heritage assets.

Objective 6: Ensure adequate infrastructure is in place to support the needs of developments and communities.

Objective 7: Improve accessibility and connectivity including support for improvements to public transport, cyclists and pedestrians through new development.

Objective 8: Support opportunities to protect and where possible strengthen the existing Green Infrastructure and Ecological Network across the borough as illustrated on the map in Appendix C and defined in the Glossary.

Objective 9: Ensure development mitigates its impact on the environment and is resilient to the effects of climate change.

Objective 10: Support opportunities for future-proofing developments so that they can adapt to the changing needs of occupants during their lifetime and be able to take advantage of advancements in technologies such as electric vehicles.

4. Strategic Policies

4.1. What are the strategic policies?

4.1.1. These policies are applicable, in the majority of cases, borough-wide. In decision-taking on planning applications, these strategic policies will be used alongside relevant site specific policies and local requirements. The policies are applicable to allocations set out in this Plan as well as other development proposals that may come forward during the plan-period.

4.2. What is the broad development strategy?

4.2.1. The influences on the Local Plan set out in section 1.3 above have shaped the broad development strategy for Tonbridge & Malling.

4.2.2. The initial consultation on the Local Plan in 'The Way Forward' included a set of principles to guide decision-making on which opportunities should be considered in more detail. These were:

1. Focussing opportunities adjacent to the principal urban areas of the Medway Gap and Tonbridge, in each housing market area
2. Focussing opportunities adjacent to a range of settlements across the borough to help support and sustain local communities, big and small
3. Locating new development in reasonable proximity to transport hubs, utilising and building upon existing infrastructure
4. Locating new development in the least constrained parts of the borough
5. To provide a mixed portfolio and location of sites, big and small, to meet a range of needs throughout the duration of the plan period up to 2031, over the short-term (up to 5 years), medium-term (6-10 years) and over the long-term (11-15 years).
6. To deliver a level of growth at key locations to facilitate significant improvements to support infrastructure, e.g. schools, highways and healthcare, for the benefit of local communities.
7. Focussing development on the contribution that larger potential sites could deliver in a proportionate way to meet wider plan objectives and ensure delivery in the plan period.

- 4.2.3. In refining the initial development strategy included in the Reg.18 document the Council took account of a wide range of evidence including: A20 VISUM Study; Sustainability Appraisal; Transport Assessment; the Air Quality and the Housing Delivery Study, together with the main issues raised during the initial consultation.
- 4.2.4. The outcome of these processes is the broad development strategy illustrated on the Key Diagram in Appendix B. This will address the Objectively Assessed Need (OAN) for housing within the borough (13,920 dwellings 2011-2031) across the two Housing Market Areas (HMAs) exerting an influence on Tonbridge & Malling (Maidstone HMA and Sevenoaks/Tunbridge Wells/Tonbridge HMA). It will also help address the need for jobs, significant highway infrastructure, healthcare, community and other local infrastructure and facilities.
- 4.2.5. The selection and allocation of strategic development sites reflect the development principles outlined in para. 4.2.2. The key components of the proposed development areas and how they are expected to be managed and delivered is set out within the policies for each of the strategic sites in Chapter 5.

LP3: Housing Provision

1. Provision is made in this Local Plan for at least 6,834 dwellings to address in full the Objectively Assessed Need for housing during the plan period up to 2031.
2. Major new housing development will be delivered at the following strategic sites, as defined on the proposals map, during the plan period up to 2031:
 - a. Bushey Wood, Eccles – 900 dwellings
 - b. East of Hermitage Lane, south Aylesford – 1,000 dwellings
 - c. North of Borough Green – 1,720 dwellings
 - d. Broadwater Farm, north of Kings Hill – 900 dwellings
 - e. South-west Tonbridge – 480 dwellings.
3. In addition to the strategic sites, new housing development will be delivered on sites across the borough, as defined on the proposals map, and in accordance with the policies in this Local Plan.

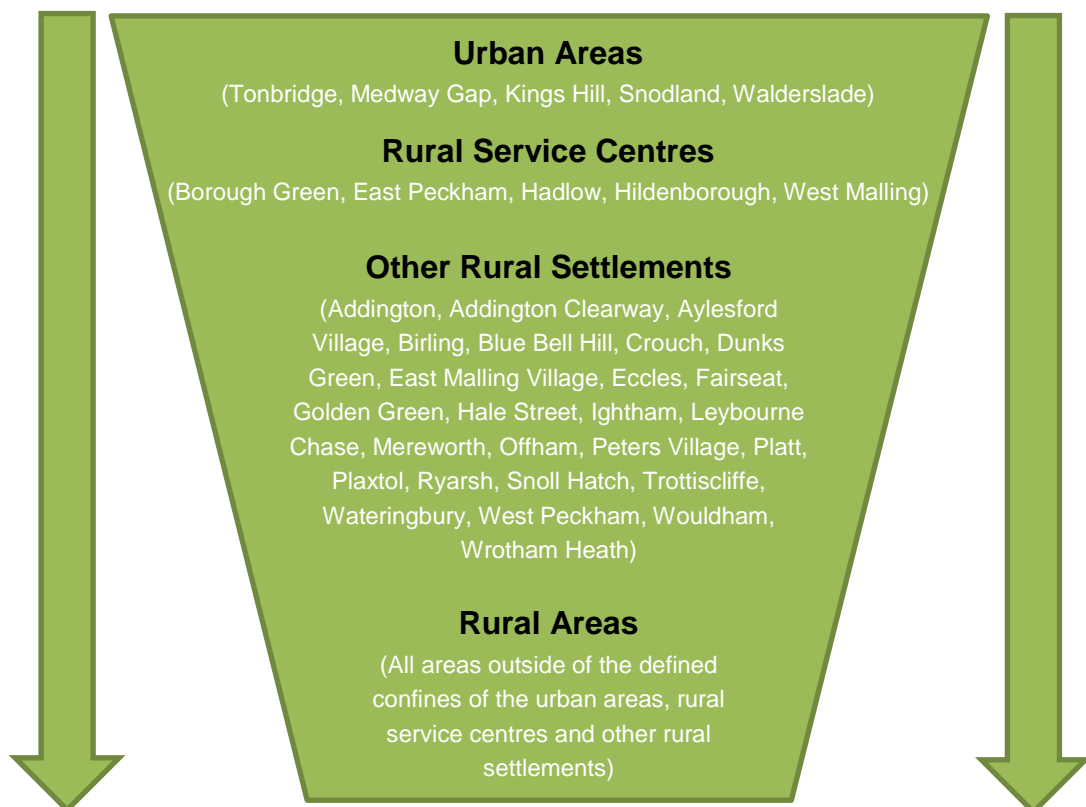
LP4: Economic Provision

Provision is made in this Local Plan for at least 38 ha of additional employment land to address the needs of the borough during the plan period up to 2031.

4.3. What is the settlement hierarchy?

- 4.3.1. One of the influences on the development strategy in this Local Plan is the hierarchy of settlements which was established in the Council's Local Development Framework.
- 4.3.2. The purpose of the hierarchy is to make it clear where development should be focussed and how much is considered acceptable. The hierarchy takes account of the range of services and facilities available, the size and character of the settlements and how settlements have evolved, particularly in more recent history. In essence, the Council will support development that focuses within settlements towards the top of the hierarchy, providing it is proportionate in scale and respectful of the character of the place and complies with the suite of policies in this Local Plan.

Figure 3: Settlement Hierarchy



LP5: Settlement Hierarchy

Urban Areas

1. Development will be concentrated within the confines of the following urban areas, as defined on the proposals map:
 - a. Tonbridge (including Hilden Park);
 - b. The Medway Gap (including Aylesford, Ditton, Larkfield, Leybourne areas);
 - c. Kings Hill;
 - d. Snodland; and
 - e. Walderslade (that part within the borough).

Rural Service Centres

2. Outside of the Urban Areas, the focus of development will be within the confines of the Rural Service Centres, as defined on the proposals map. The Rural Service Centres are:
 - a. Borough Green;
 - b. East Peckham;
 - c. Hadlow;
 - d. Hildenborough;
 - e. West Malling.

Other Rural Settlements

3. Within the confines of Other Rural Settlements, development will be restricted to development that is proportionate to the scale and appropriate to the character of the settlement. The Other Rural Settlements, as defined on the proposals map, are:
 - a. Addington
 - b. Addington Clearway
 - c. Aylesford Village
 - d. Birling
 - e. Blue Bell Hill
 - f. Burham
 - g. Crouch
 - o. Leybourne Chase
 - p. Mereworth
 - q. Offham
 - r. Peters Village
 - s. Platt
 - t. Plaxtol
 - u. Ryarsh

- | | |
|-------------------------|-------------------|
| h. Dunks Green | v. Snoll Hatch |
| i. East Malling Village | w. Trottiscliffe |
| j. Eccles | x. Wateringbury |
| k. Fairseat | y. West Peckham |
| l. Golden Green | z. Wouldham |
| m. Hale Street | aa. Wrotham Heath |
| n. Ightham | bb. Wrotham |

Note: Development proposals within the settlements identified above that fall within any of the designated areas set out in Policy LP11 will be assessed against that policy, and in the case of rural exception sites, Policies LP11 and LP6 in the Local Plan.

Development in Rural Areas

4. Development outside of the confines of the Urban Areas, Rural Service Centres and Other Rural Settlements but within the Green Belt will need to meet the requirements of Policy LP11, and in the case of rural exception sites, Policies LP11 and LP6 in the Local Plan.
5. Outside of the confines of the Urban Areas, Rural Service Centres and Other Rural Settlements development will be restricted to:
 - a. limited infilling development where it does not erode the identity of settlements or harm the setting or character of a settlement; or,
 - b. the one-for-one replacement, or appropriate extension, of an existing building provided it would be proportionate to the size of the existing building; or,
 - c. the conversion or change of use of an existing building; or
 - d. development that is necessary for the purposes of agriculture or forestry, including essential housing for farm or forestry workers; or
 - e. development required for the limited expansion of, or improvement to, an existing authorised employment use; or
 - f. development that secures the viability of a farm as an agricultural business; or
 - g. tourism and leisure development where it is evident that it will support the local economy and where there would be no unacceptable adverse impacts arising from lighting, traffic generation, activity at unsocial hours or noise; or

- h. equestrian related activities provided the following criteria are met:
 - i. where new or replacement buildings are proposed, it must be demonstrated that the re-use of existing buildings on-site for any equestrian-related use is not practicable; and
 - ii. proposals for the construction of new stable buildings and ancillary facilities are of a proportionate scale and an acceptable design to the locality ; and
 - iii. there is no adverse impact on amenity and environmental quality of residential or other sensitive uses due to smell, insect infestation, excessive noise, lighting or traffic generation; and
 - iv. there is no hazard to road safety; and
 - v. suitable provision is made for the protection and, where practicable, the enhancement of the existing public rights of way network which may be affected by the proposals, with full regard to the safety of users; or
- i. community facility development where no suitable alternative accommodation is available within the confines of the urban areas, rural service centres or other rural settlements and where the proposal is essential to serve the settlement to which it relates, or
- j. predominantly open recreation uses together with associated essential built infrastructure, having regard to Policy LP12 on the AONB.

Rural Exception Sites

4.3.3. The Strategic Housing Market Assessment (SHMA), in particular Table 45 in the March 2014 Report, has identified that the need for affordable housing in some rural parts of the borough is significant. To help address this the Council will apply a rural exception sites policy in accordance with the relevant policy in the NPPF on the Green Belt. This policy will support the limited development of homes in rural areas outside settlement confines that will address the identified need for affordable housing to provide for local households and in proven cases to assist local key worker needs, in perpetuity where development would not normally be acceptable for housing, including the Green Belt.

LP6: Rural Exception Sites

1. Residential development on small sites outside of the confines of settlements in rural areas will be permitted provided that it is used solely for affordable housing in perpetuity, as defined by LP39, addressing an identified local need and it is proportionate and respectful of the local character in terms of design, scale, massing, density and materials.
2. The residential development proposal may include a small proportion of market housing where it can be demonstrated to the satisfaction of the Council that the market housing is essential to enable the delivery of the affordable housing units.

4.4. What is the strategy for Tonbridge Town?

- 4.4.1. Tonbridge has undergone a significant transformation in recent years. The population has been boosted by a number of residential developments in close proximity to the High Street. In addition, a rapid change in shopping habits has resulted in the evolution of the High Street in terms of the type and size of the retail offer. This is not unique to Tonbridge. Other town centres are thriving as a result of moving towards an experiential offer including cafes, restaurants, and leisure and recreational activities as well as retail.
- 4.4.2. As a result, the character of Tonbridge has and continues to evolve with the emergence of individual artisan retailing in the High Street area and varied investments just beyond the town centre.
- 4.4.3. It is evident that the rate of change for many of the activities taking place in Tonbridge is rapid and has proven to be quicker than the cycle of Local Plan-making itself.
- 4.4.4. With these changes in mind, the vision and subsequent policy for Tonbridge Town needs to provide flexibility for the area to seize opportunities to continue to evolve and adapt for the better whilst ensuring its identity and key assets are retained. The areas referred to in Policy LP7 are illustrated in Appendix D.

Town Vision

By 2031 Tonbridge Town will be responding and adapting effectively to change in retail and other trends and be a thriving place where people want to work, meet and enjoy. It will have retained important environmental and historic assets and maintained its individuality.

It will be an attractive, vibrant competitive place hosting a wide range of economic, social and cultural activities that are making a positive contribution to the local economy and making Tonbridge a destination of choice for local communities.

LP7: Tonbridge Town

1. In the primary and secondary retail areas within the Tonbridge town centre core, as defined on the proposals map, development that results in the intensification of retail, leisure and community uses will be supported provided that it is proportionate in scale and an acceptable design to its locality and does not result in unacceptable impacts on the highway network, air quality, and the amenity of the area. Change of use or conversion of upper floor units to residential and/or offices will be supported provided that it would create a suitable living and/or working environment.
2. In the broader Tonbridge central area outside of the town centre core, as defined on the proposals map, development will be supported where it can be demonstrated that it will maintain and where possible enhance the vitality and viability of the central area as a whole and provided it does not result in unacceptable impacts on the highway network, air quality, and the amenity of the area.

4.5. What is the strategy for retail development?

- 4.5.1. Tonbridge & Malling Borough has a wide range of centres offering a diverse range of shopping and service facilities. The Council's overarching objective is to provide for sustainable development in the borough. In terms of retailing the key to delivering this will be maintaining and enhancing the role of the borough's existing retail centres which act as a focal point for the communities they serve.

LP8: Retail Development

1. Retail development will be supported if it maintains or enhances the vitality and viability of existing town, district or local centres, as defined on the proposals map, and is proportionate in scale to the role of the centre in the retail hierarchy. Retail development will be supported if located in accordance with the following sequential test:
 - i. Town, district or local centres – within the confines as defined on the proposals map;
 - ii. Edge-of-centre sites, but only where it can be demonstrated that retail development cannot be accommodated within a town, district or local centre;
 - iii. Out-of-centre sites, but only where it can be demonstrated that retail development cannot be accommodated within or on the edge of a town, district or local centre.
2. Within Tonbridge Town Centre, development proposals will need to meet the requirements of Policy LP7.
3. Within the district and local retail centres a change of use at the ground floor that maintains and where possible enhances the vitality and functioning of the centre will be supported provided that it does not result in unacceptable impacts on the highway network, air quality, and the amenity of the area.
4. Within the district and local centres the change of use or conversion of units above the ground floor to residential and/or offices will be supported provided that it would create a suitable living and/or working environment.

Table 3: Retail Centres

Town Centre	Tonbridge
District Centres	Borough Green, Kings Hill Martin Square/Larkfield Snodland West Malling
Tonbridge Urban	Martin Hardie Way
Local Retail Centres	York Parade

Medway Gap Urban Local Retail Centres	Twisden Road, East Malling Premier Parade, Aylesford Woodlands Parade, Ditton Little Market Row, Leybourne
Rural Local Retail Centres:	East Peckham Hadlow Hildenborough
New Local Retail Centres	Leybourne Grange Peters Village
Out-of-Centre Retail Facilities	Lunsford Park Quarry Wood, Aylesford Cannon Lane, Tonbridge
Individual local shops	within suburban areas and rural settlements

4.6. How will existing community services and transport be safeguarded?

- 4.6.1. For communities to be sustainable it is essential for a range of community services to be available. In addition to new provision, the Council will support the protection of viable community facilities that play an important role in the social infrastructure of the area.

LP9: Safeguarding of Community Services and Transport

Development that would result in the loss in whole or part of sites and premises currently or last used for the provision of community services, or recreation, leisure or cultural facilities, will only be permitted if:

- a. an alternative community service/facility of equivalent or better quality and scale to meet identified need is either available, or will be satisfactorily provided at an equally accessible location; or
- b. an enhancement to the nature and quality of an existing community service/facility will result from the development of part of that existing community service/facility; or
- c. the applicant has proved, to the satisfaction of the Council, that for the foreseeable future there is likely to be an absence of need or adequate support for the existing community service/facility. This will require the submission of evidence, which may include a viability assessment in an accessible format, which demonstrates that retaining the existing community service/facility is no longer viable.

4.7. How will the infrastructure requirements be delivered?

- 4.7.1. As part of plan-making the Council engaged with a range of infrastructure providers to understand the essential infrastructure needed to support the development strategy. This included: education, healthcare, roads, adult social care and other community facilities and also broadband provision. This information has been brought together in the **Infrastructure Delivery Plan** that has been prepared to inform but is not part of the Development Plan.
- 4.7.2. The infrastructure needed to support the development of the strategic sites is identified in the relevant policies in chapter 5 of this Plan. These relevant policies require the infrastructure to form an integral part of the master planning work to ensure that it is delivered properly and in a timely fashion.
- 4.7.3. The need for ongoing investment in infrastructure, particularly transport related, continues to be a high priority for local communities. That has been a driver behind the shape and purpose of the Plan's development strategy. In parallel with the Local Plan process the Borough Council, with partners, will pursue funding to complement the efforts made in this Plan to improve infrastructure provision to reflect the level of growth the borough has experienced and is planned for.

LP10: Infrastructure Requirements

Development will be required to provide for the necessary infrastructure to meet the needs of the development to make the development acceptable in planning terms.

4.8. How will valued assets be protected?

Designated Areas

- 4.8.1. Within the borough of Tonbridge & Malling there is a range of important designated areas. These designations perform various roles including: protecting and supporting ecology and biodiversity; understanding risks of flooding; and looking after heritage assets. The majority of designations covered by Policy LP11 are those that are identified at the international and national level by bodies other than Tonbridge & Malling Borough Council. In addition, the policy covers designations that are set by other pieces of legislation, for example Conservation Areas.

- 4.8.2. The Council recognises the value of these designations and the contribution they have and continue to make shaping the identity of places across the borough. Furthermore the Council recognises that the Government policy set out in the NPPF is sufficiently detailed to protect the integrity of these designated areas. Given the local distinctiveness of the Areas of Outstanding Natural Beauty in the borough, the Council considers that these require a specific policy.
- 4.8.3. With this in mind the Council will continue to apply the relevant policy in the NPPF or whatever represents national planning policy at the time planning applications are made. If a proposal is in conflict with the relevant national policy then it will be in conflict with Policy LP11.

Designated Areas – Green Belt

- 4.8.4. In light of national policy, evidence and the character and pattern of local settlements, the Metropolitan Green Belt now extends as far east as Wateringbury Road, providing an important anti-coalescence function and aligning closely with the outer boundary in the adjoining borough of Maidstone.

LP11: Designated Areas

1. For the following listed designations, as illustrated or defined on the proposals map, the Council will apply the relevant policy in the National Planning Policy Framework or whatever represents the relevant national planning policy at the time the planning application is determined.
 - Special Areas of Conservation (SAC)
 - Sites of Special Scientific Interest (SSSIs)
 - Green Belt
 - Historic Parks & Gardens
 - Scheduled Ancient Monuments
 - Conservation Areas
 - Areas at risk of flooding
2. For listed buildings and ancient woodland the Council will apply the policy in the National Planning Policy Framework or whatever represents the relevant national planning policy at the time the planning application is determined.

3. If a development proposal is in conflict with the relevant national policy then it will be in conflict with this Policy.

Areas of Outstanding Natural Beauty

- 4.8.5. Tonbridge & Malling borough contains part of two Areas of Outstanding Natural Beauty (AONBs): the Kent Downs and the High Weald. These areas are designated for the national importance of their landscape. Within AONBs the Government policy is to conserve and enhance their natural beauty.
- 4.8.6. For each of the AONBs a management plan has been prepared which has been adopted by the Council as a material consideration for decision-taking on planning applications. Development proposals will be required to have regard to the policies in these plans.

LP12: Areas of Outstanding Natural Beauty

1. Areas of Outstanding Natural Beauty (AONBs) are nationally designated landscapes and as such have the highest status of landscape protection. The Kent Downs and High Weald AONBs, as illustrated on the proposals map, should be conserved or where possible enhanced in accordance with their landscape significance.
2. Major development within the AONBs will only be permitted in exceptional circumstances and where it can be demonstrated that it is in the public interest.
3. Other development within the AONBs and their settings will be permitted provided that:
 - a. the location, form, scale, materials and design would conserve or enhance the character of the landscape; and
 - b. the development would conserve or enhance the special qualities, distinctive character and tranquillity of the AONB; and
 - c. the development has regard to the relevant AONB Management Plan and any associated guidance.

Local Natural Environment Designations

- 4.8.7. In addition to international and national designations there is a range of local designations that perform similar roles, in some respects, but at a smaller scale and with a more localised purpose and interest. Even though they feature at the lower end of the hierarchy of designated sites this does not mean that they are not important or should not be looked after. There are also greenspaces at the local level such as publicly accessible open spaces and allotments which make a significant contribution to the health and well-being of local communities.

LP13: Local Natural Environment Designations

1. Development must protect and where possible enhance the following, as illustrated or defined on the proposals map:
 - Local Sites (Local Wildlife Sites (LWS), and Regionally Important Geological Sites (RIGS));
 - Local Nature Reserves (LNR));
 - Publicly accessible open spaces;
 - Allotments.
2. Development must protect and where possible enhance Priority Habitats.
3. Development of existing publicly accessible open spaces and allotments, as defined on the proposals map and any other publicly accessible open spaces that are provided during the lifetime of the Local Plan, will only be permitted if a replacement site is provided which is equivalent or better in terms of quantity, quality and accessibility. The replacement site should, where practicable, be located where it can provide opportunities to strengthen the wider Green Infrastructure and Ecological Network as illustrated in Appendix C.

4.9. How will a high quality environment be achieved?

Achieving High Quality Design

- 4.9.1. A high quality, well designed development can contribute significantly to establishing a strong sense of place through the creation of attractive and

desirable places to live, work and visit which can bring significant benefits to the local environment and economy.

- 4.9.2. Development should respond to a particular place but it should equally be recognised that exceptional design does not simply replicate the form and appearance of existing development and where opportunities exist for positive visual improvements these should be supported.
- 4.9.3. Sensitively designed schemes can help reduce the likely energy demands of developments - and thereby mitigate the impacts on climate change - through the orientation of buildings and landscaping that makes the best use of natural light, heat and even shade.
- 4.9.4. Well-designed places can also help reduce crime and disorder through natural surveillance and create secure environments. With this in mind, planning applicants should have regard to guidance in 'Secured by Design' or whatever represents good practice at the time the application is made.
- 4.9.5. In addition, a high quality well-designed environment can make a positive contribution to the well-being of residents and visitors.

LP14: Achieving High Quality Sustainable Design

1. Development must:
 - a. protect the local distinctiveness of the area including the setting and pattern of the settlement and its historical and architectural interest and the landscape character; and
 - b. protect the amenity of the local area, including any important prevailing features or characteristics; and
 - c. be well designed and of a high quality in terms of detailing and use of materials and through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings.
2. Development should, where practicable and proportionate, be designed to:
 - a. maximise opportunities to reduce energy demands through the orientation of habitable rooms to harness natural light and through landscaping to prevent overheating;
 - b. deter crime and reduce the fear of crime;

- c. maximise opportunities for healthy active lifestyle choices including access to open spaces; and
- d. maximise opportunities for achieving net biodiversity gains.

Residential Extensions

- 4.9.6. Extensions to dwellings can have a significant impact on the street scene and the amenity and character of the area in terms of design, proportion and massing. With this in mind, the Council has prepared a technical guide highlighting potential local impacts of extensions and how these can be sensitively addressed. This is set out in Appendix I.

LP15: Residential Extensions

Extensions to residential properties will be required to have regard to the technical guide on local impacts as set out in Appendix I and will be permitted unless they result in an adverse impact on the character of the building or the street scene in terms of form, scale, design and materials or an adverse impact on residential amenity.

Shopfront Design

- 4.9.7. Shopfronts can have a significant impact on the character of an area since they are at ground floor level and they are the part of the building most seen both by pedestrians and from passing vehicles. It is therefore important that any new shopfronts or alterations are respectful of the building and local character.

LP16: Shopfront Design

Proposals for new shopfronts or alterations to existing ones should respect the character, proportions, period and design of the individual building, of the local context and of the wider area, with particular regard to detailing of fascias, windows and doors, use of material and form of any illumination.

4.10. How will climate change be taken account of?

- 4.10.1. Climate change and how development can mitigate its impact upon it is an important issue.

- 4.10.2. Following the Housing Standards Review the Government made it very clear in a Written Ministerial Statement (WMS)¹ in 2015 that local plans should not be setting any additional local technical standards or requirements relating to the energy performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development which has now been withdrawn by the Government. The view taken by the Government is that the energy performance of new build homes is a matter for the national Building Regulations regime.
- 4.10.3. Moving forward, the Government has provided scope for local plans to set standards on water efficiency that exceed the mandatory requirement in the Building Regulations. This has been explored through the whole plan viability work and the outcome is set out in Policy LP44.
- 4.10.4. In addition to the policies below, mitigating the impacts of development on climate change is addressed in the 'Achieving High Quality Sustainable Design' Policy LP14. It is also addressed through the 'Sustainable Transport' Policy LP23 and the policies for most of the strategic sites which require maximising opportunities for sustainable transport modes including safe cycling and pedestrian routes to public transport nodes, as well as in the 'Parking Standards' Policy LP42 through the requirement of charging points for electric vehicles.

Flood risk

- 4.10.5. The increased likelihood of flooding is widely recognised as one of the key consequences of climate change in the UK. Severe flooding has, from time to time, been a key concern in Tonbridge & Malling causing distress to many local communities and damage to properties and infrastructure. The Council with its partners have striven to bring forward capital proposals to address issues and is working in partnership with other agencies to mitigate flood risk through other means.
- 4.10.6. The Council has responded to the issue of flood risk during the preparation of the Local Plan by pursuing a development strategy that avoids areas at high risk of flooding, particularly for residential development. This assessment took account of an allowance for climate change over the plan period and the likely effect this will have on the flows of watercourses.

¹ <https://www.gov.uk/government/speeches/planning-update-march-2015>

- 4.10.7. In determining planning applications the Council will apply the requirements of the Government's policy in the NPPF and the PPG on flood risk.

LP17: Flood Risk

1. In determining planning applications, the Council will apply the policy on flood risk in the National Planning Policy Framework or whatever represents national planning policy on flood risk at the time the planning application is determined.
2. If a development proposal is in conflict with the relevant national policy then it will be in conflict with this Policy.

Sustainable Drainage Systems (SuDS)

- 4.10.8. One of the consequences of climate change is an increased likelihood of more intensive rainfall. In urban environments where natural infiltration has been limited, this can result in flash flooding caused by rain water rushing off impermeable surfaces and overwhelming existing water management networks. As highlighted above, this has been a significant issue for several communities across the borough in recent years, causing distress and damage to properties. Sustainable Drainage Systems (SuDS) can, if effectively designed and planned for, mitigate these impacts by attenuating flows and enable greater natural infiltration. The Council will therefore expect to see such systems integrated into new development proposals to reflect the local circumstances and risks that are experienced in widespread areas of Tonbridge and Malling.

LP18: Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) for the management of run-off must be provided for as part of major development.

Habitat Protection and Creation

- 4.10.9. Climate change can have an effect on the integrity of existing habitats and the ability of wildlife to create new habitats. With this in mind, the Council has prepared a Green Infrastructure and Ecological Network diagram (see Appendix C). This diagram reflects a range of natural environment assets that provide existing homes for wildlife. The Principal Green Corridors

(PGCs) provide opportunities for species and habitats to migrate along as they adapt to the negative effects of climate change. To help enhance and strengthen the Network and the PGCs, individual developments should make space for nature by including, as an integral part of the building, opportunities to house wildlife, for example the integration of concealed nest boxes as part of the external brick work. This policy will be applied to major development as defined in national legislation.

LP19: Habitat Protection and Creation

1. Major development within the Principal Green Corridors identified on the Green Infrastructure and Ecological Network diagram (see Appendix C) should, where practicable and proportionate, provide opportunities for habitat creation, taking account of the habitat and species of the Biodiversity Opportunity Areas.
2. Major development should, where practicable and proportionate, make space for nature by including, as an integral part of the external building fabric, opportunities for habitat creation for wildlife.

4.11. How will air quality be addressed?

Air Quality

- 4.11.1. Air quality is vitally important to the quality of life. Developments, if not properly planned and designed, can contribute to the deterioration of air quality which can harm the health of residents, workers and visitors to Tonbridge & Malling. Even though advancements in technologies such as cleaner and even electric cars will help alleviate, to an extent, current problems there is still a need to ensure developments do not, individually or cumulatively result in a worsening of levels of air quality.
- 4.11.2. There are several policies in the Local Plan, in addition to LP20, which are aimed at mitigating impacts of development on air quality. These include the Sustainable Transport Policy (LP23) and the policies for the strategic sites which seek to maximise opportunities for safe cycling and walking routes, in particular to public transport nodes such as railway stations. Furthermore, key elements of the development strategy, in particular the strategic sites at Borough Green and south Aylesford, provide opportunities to improve the quality of air at the local level through the introduction of relief roads to help take traffic away from Air Quality Management Areas (AQMAs).

- 4.11.3. The Air Quality Assessment prepared in support of the making of the Local Plan concluded that the key strategic sites that feature in the development strategy are suitable for the introduction of receptors, including people.
- 4.11.4. To inform the decision-taking process, the Council will expect the submission of identified, detailed mitigation measures as part of the planning application to demonstrate compliance with Policy LP20. At the time the decision is taken on the planning application, the Council will have regard to the relevant prevailing air quality standards at the national level.

LP20: Air Quality

1. Development, either individually or cumulatively with other proposals or existing uses in the vicinity, that could directly or indirectly result in material additional air pollutants and a significant worsening of levels of air quality within the area surrounding the development site will not be permitted unless evidenced, specifically identified and detailed measures to offset or mitigate those impacts are introduced as part of the proposal.
2. Development that would introduce new receptors into an area of poor air quality will not be permitted unless the proposals incorporate acceptable measures to ensure those receptors would not be subject to unacceptable risk as a result of poor air quality.

4.12. How will noise matters be addressed?

Noise Quality

- 4.12.1. Noise can have an adverse impact on health and therefore the quality of life. This can include noise from new developments impacting on existing communities and environments. It can also include noise from existing activities that may have an adverse impact on people living and/or working in the new development itself, if it is not properly planned.
- 4.12.2. With this in mind, it is important that the Local Plan effectively addresses the issue of noise to help ensure the quality of life of existing and future communities is not adversely affected.

LP21: Noise Quality

1. Development will only be permitted if it can be demonstrated, to the satisfaction of the Council having regard to the relevant British Standards and other relevant national guidance and good practice at the time the planning application is determined, that it is located, designed and controlled to minimise the impact of noise on neighbouring properties and the prevailing acoustic environment.
2. Noise sensitive development, such as residential, will only be permitted in close proximity to noise generating activity if it can be demonstrated, to the satisfaction of the Council having regard to the relevant British Standards and other relevant national guidance and good practice at the time the planning application is determined, that it is designed to reduce the impact of noise from the local environment to an acceptable level.

4.13. How will contamination be addressed?

Contamination

- 4.13.1. In identifying sites for development it is important to be mindful of previous activities that may have taken place on the land and the legacy they may have left behind. Ahead of the approval and commencement of development, it is important that the issue of contamination is thoroughly investigated and understood. Equally it is important that adequate remediation is identified and implemented to make safe the environment.
- 4.13.2. Land can be affected by contamination in the form of substances in the soil and/or water, buildings or other material on a site. Such sites are more likely to be brownfield sites, i.e. those which have been previously developed, often for commercial or industrial use, however sites where there has been historical mining may also have some contamination present.
- 4.13.3. The developer is responsible for ensuring that any proposed development is safe and suitable for its intended use. If there is a reason to believe land contamination could be present on site, the developer should ensure that they carry out adequate investigations and risk assessments to ensure that any associated risks are fully understood and can be remediated to an acceptable level. The Borough Council will ensure this process is followed carefully through the application and monitoring of appropriate conditions on planning permissions granted.

4.13.4. Parts of the borough are characterised by land where previous extraction has taken place and land fill of one form or another has followed. These have often been well regulated but in other cases less so. The Borough Council has good experience in addressing the issues arising from land which has previously been used for activities which pose a risk of contamination. The NPPF provides a sound degree of high level policy dealing with ground conditions and pollution which makes it clear what is to be done when considering development where such issues are found. As well as requiring the development allocations to investigate and remediate contamination, this Local Plan also includes a strategic policy addressing the issue.

LP22: Contamination

1. Development proposals located on or near sites which have previously been used for activities which pose a risk of land contamination must be informed by a contaminated land desktop study identifying all previous site uses, potential contaminants associated with those uses including a survey of the condition of any existing building(s), a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks to human health and the local environment arising from contamination at the site.
2. Where contamination is identified, development proposals must incorporate a detailed strategy for site investigation works, along with details of any site clearance, ground investigations or site survey work that may be required to allow for intrusive investigations to be undertaken to inform a risk assessment of the degree and nature of any contamination on site and the impact on human health, controlled waters and the wider environment.
3. Development will only be permitted if it can be demonstrated, to the satisfaction of the Council, having regard to the other relevant policies in the Local Plan, that any contamination can be effectively addressed in a manner that ensures the site would be suitable for its end use through remediation measures.

4.14. How will sustainable transport be supported?

Sustainable Transport

- 4.14.1. A key part of the vision for Tonbridge & Malling in 2031 is the provision of a wide choice of travel opportunities to connect people and places across the borough and beyond.
- 4.14.2. Sustainable transport solutions can achieve a wide range of benefits. Not only are there health, well-being and environmental benefits associated with walking and cycling but encouraging alternatives to the car can help reduce congestion and delays which can be harmful to the functioning of the local and wider economy. Ensuring that there is a wide choice of travel opportunities can help achieve a more inclusive society.
- 4.14.3. With this in mind, this Local Plan supports the pursuit and integration of sustainable transport solutions where practicable and proportionate to the proposed development.

LP23: Sustainable Transport

The Council will work in partnership with Kent County Council, Highways England, transport providers and other key stakeholders to ensure that developments:

1. are designed so that opportunities for sustainable transport modes are maximised, where practicable, reflecting the amount of movement generated, the nature and location of the site and its relationship with existing centres and public transport nodes and recognising that solutions and measures will vary from urban to rural locations. This may include the provision, where supported by evidence, of parking adjacent to sustainable transport modes such as railway stations to support their functioning; and
2. make the necessary contributions to the improvement of existing, and provision of new, transport schemes that lead to improvements in accessibility and give priority to the needs of pedestrians, cyclists, users of public transport, car sharers and users of low and ultra-low emission vehicles; and
3. include measures, where practicable and proportionate, for non-car use such as on-site cycle parking; and
4. are consistent with, and contribute to the implementation of the Kent Local Transport Plan; and

5. include the submission of Transport Assessments and Travel Plans where significant amounts of movement would be generated; and
6. contribute to transport infrastructure improvements, where proportionate, having regard to the Infrastructure Delivery Plan; and
7. provide, where practicable and proportionate, new and improved footpaths, bridleways and cycleways, provided there would be no significant effect on areas of importance for nature conservation; and
8. make provision for car parking, having regard to the type of development and its location, in accordance with the Parking Standards Policy LP42; and
9. meet the requirements of the Local Plan Air Quality Policy LP20.

4.15. How will minerals and waste planning matters be addressed?

4.15.1. Kent County Council's Minerals and Waste Local Plan, adopted in July 2016, forms part of the Council's Development Plan. This means that development proposed within Tonbridge & Malling Borough will need to comply with the relevant policies in the Minerals and Waste Local Plan as well as the policies contained within this Local Plan.

LP24: Minerals and Waste

Development will be required to comply with the relevant policies in the adopted Kent Minerals and Waste Local Plan and with the relevant policies of any additional minerals and waste development plan documents that are adopted at the time the planning application is determined.

5. Sustainable Growth – where development is planned

5.1. What is the spatial distribution of housing development?

5.1.1. Earlier chapters have set out the various influences on the development strategy, the key challenges presented by the evidence and a set of strategic objectives. All of these have, in combination resulted in the identification of the following development land allocations.

Housing Allocations

5.1.2. The following table takes stock of the current pipeline of housing development and what this means in terms of what the Local Plan needs to provide for in terms of additional land for residential development.

5.1.3. The Strategic Housing Market Assessment (SHMA) (September 2016) identifies that the Objectively Assessed Need (OAN) for the borough for the plan period (2011-2031) is 13,920 dwellings. The SHMA identifies the housing need derived from a range of locally based factors such as birth rates and longer life expectancy, as well as building in other factors such as net-migration. This level of OAN works out at 696 dwellings per annum (dpa). In addition the SHMA identifies that the need for affordable housing is 277 dpa.

Table 4: Housing Land Supply Position (as at 1 April 2017)

Housing need (gross) (2011-31)	13,920 (696 dwellings per annum)
Completions**	3,675 dwellings
Extant planning permissions*	3,674 dwellings
Demolitions expected***	-78 dwellings
Small sites windfall estimate^	616 dwelling
Shortfall accrued since 2011^^	-501 dwellings
Local Plan net requirement	6,534 dwellings

* As at 31 March 2017

** From 1 April 2011 up to 31 March 2017

*** Associated with extant planning permissions

^ Projected supply of 44 dwellings per annum from small sites (fewer than 5 dwellings) for the remainder of the Local Plan period

^^ As measured against the annualised requirement of 696 dwellings per annum

5.1.4. Policy **LP25** sets out the housing allocations that have been identified to address the net requirement in Table 4. The starting point for calculating the yields was an assumption of 30 dwellings per hectare based upon the potential developable area. This has been refined taking account of the evidence base, including the Infrastructure Delivery Plan.

LP25: Housing Allocations - Overview

The following sites, as defined on the proposals map, are allocated for residential development during the plan period up to 2031:

a	Bushey Wood Phase 1, Eccles	900
b	Rear of Robin Hood Lane, Blue Bell Hill	26
c	109 Hall Road, Aylesford	5
d	Oil Depot, Station Road, Aylesford	14
e	Nu-Venture Coaches, Mill Hall, Aylesford	8
f	Land off Oakapple Lane, Barming	118
g	South Aylesford (east of Hermitage Lane)	1,000
h	Borough Green Gardens Phase 1A + 1B	1,720
i	Southways, Staleys Road, Borough Green	7
j	Bell Lane, Burham	58
k	Land off Cobdown Close, Ditton	9
l	Station Road, Ditton	6
m	North of London Road, Ditton	13
n	East Malling Research Station (Small Parcel)	23
o	East Malling Research Station (Ditton edge)	216
p	East Malling Research Station (Parkside)	205
q	Barfield House, Teston Rd, Offham	15
r	Park House, 110-112 Mill Street, East Malling	5
s	Court Lane Nurseries, Hadlow	66
t	South of Church Lane, East Peckham	35
u	Carpenters Lane, Hadlow	25
v	Church Lane, East Peckham	23
w	North of The Paddock, Hadlow	156

x	Land at Stocks Green Road, Hildenborough	105
y	Kings Hill - remainder	65
z	North of Kings Hill	825
aa	Tonbridge Farm	54
ab	North of Dryhill Park Road, Tonbridge	44
ac	South West Tonbridge	480
ad	South of Vauxhall Gardens, Tonbridge	61
ae	Coblends Nursery, Trench Road, Tonbridge	319
af	Drayton Road Industrial Estate, Tonbridge	51
ag	East of Offham Road, West Malling	12
ah	Rear of London Road and Town Hill, West Malling	110
ai	Land at Howlands Allotments, Wrotham	39
aj	North of Fairfield Road, Borough Green	16
	TOTAL	6,834

The phasing for development is set out in Appendix E.

- 5.1.5. Each of these allocations will be required to meet the requirements of the other policies in the Local Plan.

LP26: Housing Allocations – Policy Requirements

Residential development on the sites allocated in policy LP25 will be expected to meet the requirements of the other policies in the Local Plan.

Strategic Sites - General

- 5.1.6. Within Policy LP25 five strategic sites have been identified for residential development. These are:

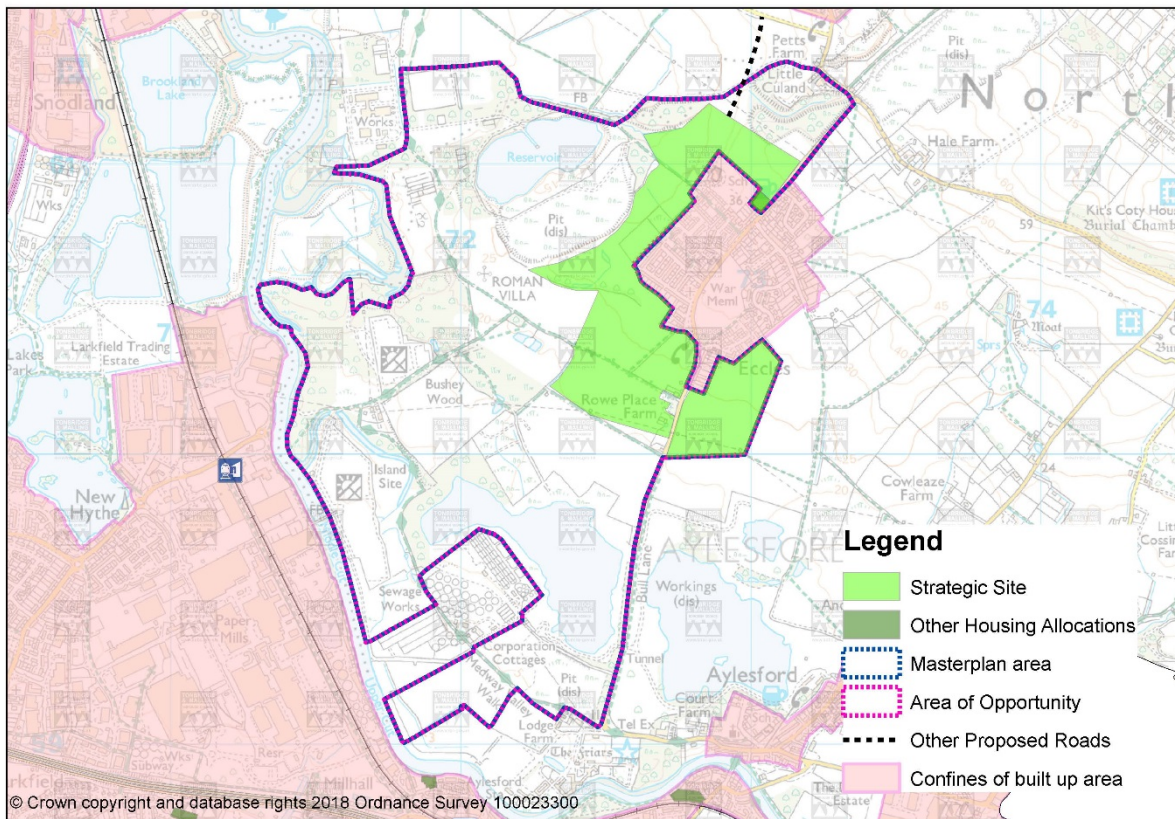
- Bushey Wood, Eccles
- South Aylesford
- Borough Green Gardens
- Broadwater Farm, north of Kings Hill
- South-West Tonbridge

- 5.1.7. The following section of the Local Plan includes policies setting out the specific requirements for each of these sites.

Strategic Housing Sites – Bushey Wood

- 5.1.8. This strategic site was identified in the LDF as an area of opportunity to meet the longer term housing needs of the borough. The Council has taken the decision that now is an appropriate time to bring forward some of this area of opportunity for development.
- 5.1.9. The masterplan area identified on the proposals map will deliver homes during and beyond the plan period. A Transport Assessment of the potential impacts on the wider area and to identify any justified mitigation and improvement works will form part of this process. Phase 1 will deliver approximately 900 dwellings and these are expected to be completed by 2031. Phase 2 is anticipated to deliver approximately 614 dwellings in the post-plan period. In order to effectively plan for this strategic site, Phases 1 and 2 are included in a masterplan area, as defined on the proposals map, which is subject to Policy LP27. Phase 2 has been identified as an Area of Opportunity to meet the longer-term development needs of the borough (see Policy LP 33).
- 5.1.10. To help manage the master-planning of this site, a Planning Performance Agreement (PPA) will be expected. This will be prepared and agreed between the Borough Council and the applicant and will cover such matters as timescales, actions and resources. The PPA is considered essential to achieve the objectives of the policy.

Figure 4: Bushey Wood, Eccles Masterplan Area



LP27: Strategic Site – Bushey Wood, Eccles

1. Bushey Wood, Eccles, as defined on the proposals map, is allocated and identified as an area of opportunity for development of approximately 1,514 dwellings. 900 dwellings are expected to be completed by 2031, with the remainder built in the post-plan period.
2. The prospective applicant should prepare a masterplan, to the satisfaction of the Council, reflecting the phasing outlined in Appendix E and addressing the full requirements of the other policies in the Local Plan and delivering the necessary infrastructure to meet the needs of the development as identified in the Infrastructure Delivery Plan.
3. The masterplan, including a Transport Assessment, needs to make provision for key pieces of infrastructure necessary to support the development including:
 - primary school – 2 form entry

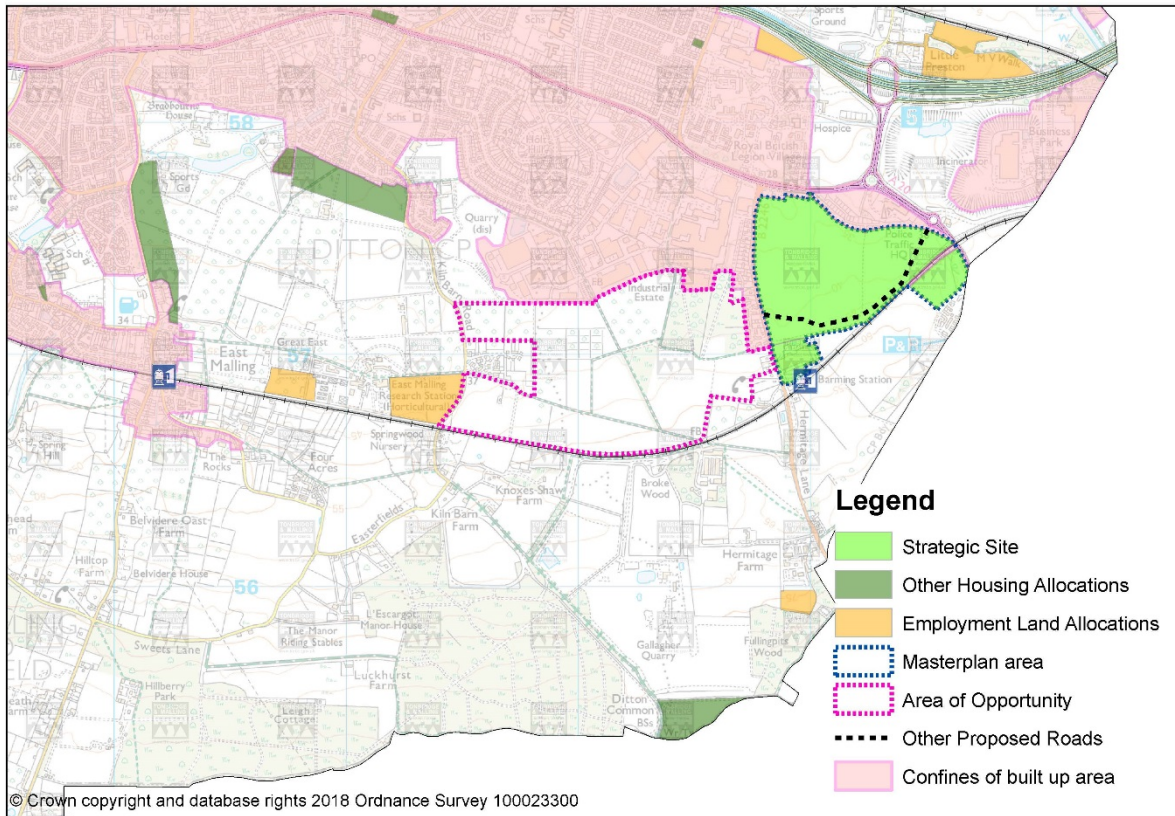
- secondary education – proportionate contribution to provision of a new school in the north-east part of the borough
 - road links to Bull Lane (north and south) and Court Road and other mitigation and improvement measures on the local network arising from the Transport Assessment
 - healthcare provision to meet the needs of the development
 - allotments & playing fields – replacement provision
4. The masterplan needs to be prepared and completed in advance of the formal submission of the planning application. It shall be accompanied by a Planning Performance Agreement.
 5. Development will be required to respect the setting of the Kent Downs Area of Outstanding Natural Beauty (AONB) in terms of design, scale, massing and materials having regard to the landscape character and the relevant policies in the Kent Downs AONB management plan. A Landscape and Visual Impact Assessment will be required to accompany a planning application for development that addresses the impact on the Kent Downs AONB and includes appropriate mitigation measures.
 6. Development should, where possible, maximise opportunities for net biodiversity gains on site and be sensitive to local wildlife habitats.

Strategic Site – South Aylesford

- 5.1.11. This site is located in the north-east part of the borough in the Maidstone Housing Market Area and provides an opportunity to deliver additional highway infrastructure, as well as homes, to relieve congestion at existing junctions and, as a consequence, alleviate impacts on air quality. Opportunities should be maximised to enable safe sustainable travel to Barming Station and Maidstone Hospital which are in close proximity of the site. The extent of development identified in this strategic site was informed by the evidence, in particular the A20 VISUM Study, and consultation responses.
- 5.1.12. To help manage the master-planning of this site, a Planning Performance Agreement (PPA) will be expected. This will be prepared and agreed between the Borough Council and the applicant and will cover such matters as timescales, actions and resources. The PPA is considered essential to achieve the objectives of the policy.

5.1.13. An Area of Opportunity is identified in south Aylesford to address the longer-term development needs of the borough in the post plan period (after 2031). The delivery of this site will be dependent upon improvements to the local highway network including the A20/Mills Road/Hall Road junction and Coldharbour roundabout and improved connectivity to the strategic highway network.

Figure 5: South Aylesford Masterplan Area



LP28: Strategic Site – South Aylesford

1. South Aylesford, as defined on the proposals map, is allocated for development of approximately 1,000 dwellings.
2. The prospective applicant should prepare a masterplan, to the satisfaction of the Council, reflecting the phasing outlined in Appendix E and addressing the full requirements of the other policies in the Local Plan and delivering the necessary infrastructure to meet the needs of the development as identified in the Infrastructure Delivery Plan.
3. The masterplan needs to make provision for key pieces of infrastructure necessary to support the development including:

- primary school – 2 form entry
 - secondary education – proportionate contribution to provision of a new school in the north-east part of the borough
 - link road - between Hermitage Lane and the 20/20 roundabout on the A20
 - highways – a proportionate contribution to improvements to the A20/Hall Road/Mills Road junction and local improvements to the Hermitage Lane/A 20 junction to mitigate impacts of the development
 - highways – a proportionate contribution to improvements at the southern end of Hermitage Lane at and leading to the junction between Fountain Lane and the A26 Tonbridge Road to mitigate impacts of the development
 - healthcare provision to meet the needs of the development
4. The link road between Hermitage Lane and the 20/20 roundabout on the A20, as illustrated on the proposals map, will be required to be completed and open before or by no later than the completion of 15% of the total number of dwellings within the masterplan area.
 5. The masterplan needs to be prepared and completed in advance of the formal submission of the planning application. It shall be accompanied by a Planning Performance Agreement.
 6. Development should, where possible, maximise opportunities for net biodiversity gains on site.
 7. The development will be required to provide a wide range of opportunities for safe sustainable travel to Barming railway station and Maidstone Hospital.

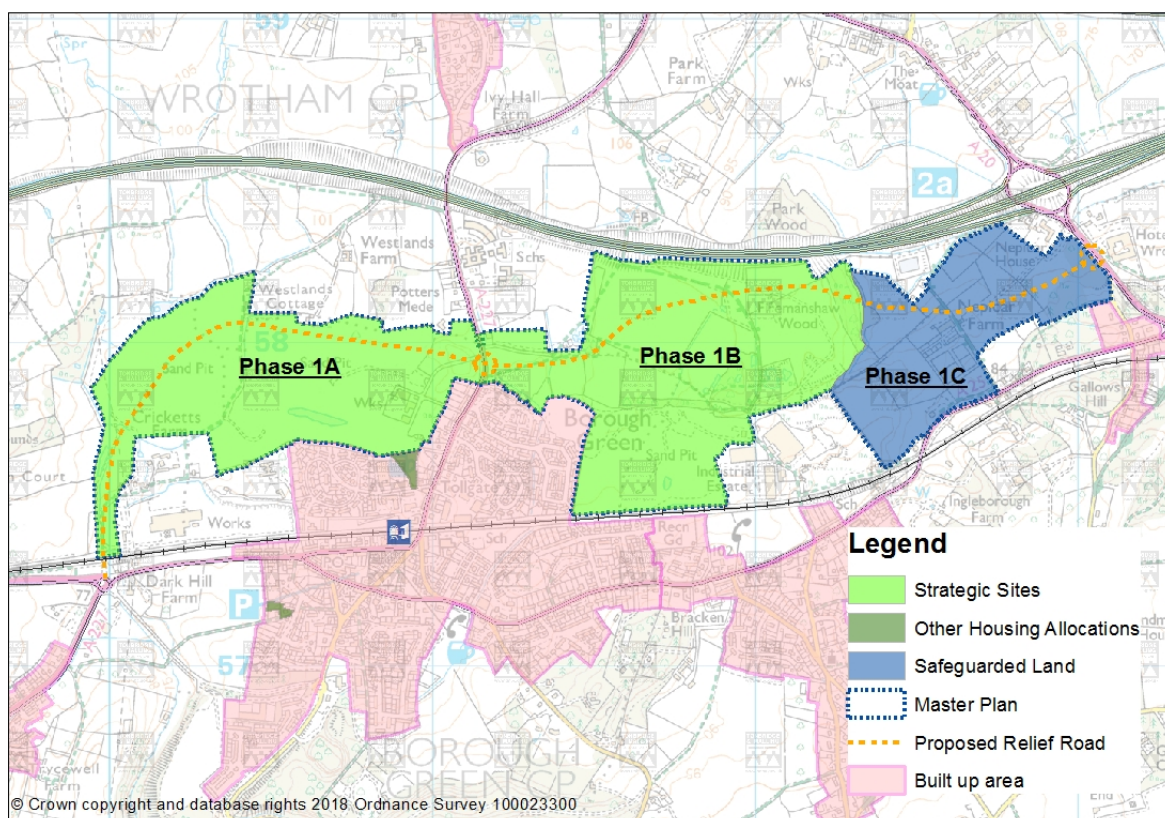
Strategic Site – Borough Green Gardens

- 5.1.14. This site is located in the Sevenoaks/Tonbridge/Tunbridge Wells Housing Market Area and provides an opportunity to deliver not just a significant number of homes but also a relief road for Borough Green as an integral part of the development. This relief road will operate as the principal highway to carry traffic that currently passes through the rural service centre along the A25, thereby improving traffic conditions, air quality and pedestrian safety and general environmental conditions within Borough Green. In order for the

community to enjoy these benefits it is important that the relief road is delivered and fully operational during the early stages of the overall development and that the phasing of the road is co-ordinated with development to ensure there are no material detrimental impacts on traffic flows and related issues. The delivery and timing of the new road will be governed by Planning Obligation Agreements allied to any planning permissions granted.

- 5.1.15. This strategic allocation will provide a significant degree of sustainable development on currently 'despoiled' and inaccessible land that is well contained. It is capable of increasing the vitality of Borough Green centre by adding a significant population to support the local economy and services and can take advantage of the main line railway services.
- 5.1.16. The masterplan area identified on the proposals map will deliver homes during and beyond the plan period and make available new employment land. The majority of Phases 1A and 1B, 1,720 dwellings, are expected to be completed by 2031. The residual amount of Phases 1A and 1B, 380 dwellings, is anticipated to be delivered in the post-plan period along with Phase 1C, 900 dwellings. In order to effectively plan for this strategic site, Phases 1A, 1B and 1C are included in a masterplan area, as defined on the proposals map, which is subject to Policy LP30. Phase 1C has been taken out of the Green Belt and is identified as Safeguard Land to meet the longer-term development needs of the borough (see Policy LP 32).
- 5.1.17. To help manage the master-planning of this site, a Planning Performance Agreement (PPA) will be expected. This will be prepared and agreed between the Borough Council and the applicant and will cover such matters as timescales, actions and resources. The PPA is considered essential to achieve the objectives of the policy.

Figure 6: Borough Green Gardens Masterplan Area



LP29: Strategic Site – Borough Green Gardens

1. Borough Green Gardens, as defined on the proposals map, is allocated and safeguarded for development of approximately 3,000 dwellings. 1,720 dwellings are expected to be completed by 2031, with the remainder built in the post-plan period. The site will also provide for 2 ha of new employment land.
2. The prospective applicant should prepare a masterplan, to the satisfaction of the Council, reflecting the phasing outlined in Appendix E and addressing the full requirements of the other policies in the Local Plan and delivering the necessary infrastructure to meet the needs of the development as identified in the Infrastructure Delivery Plan.
3. The masterplan needs to make provision for key pieces of infrastructure necessary to support the development including:

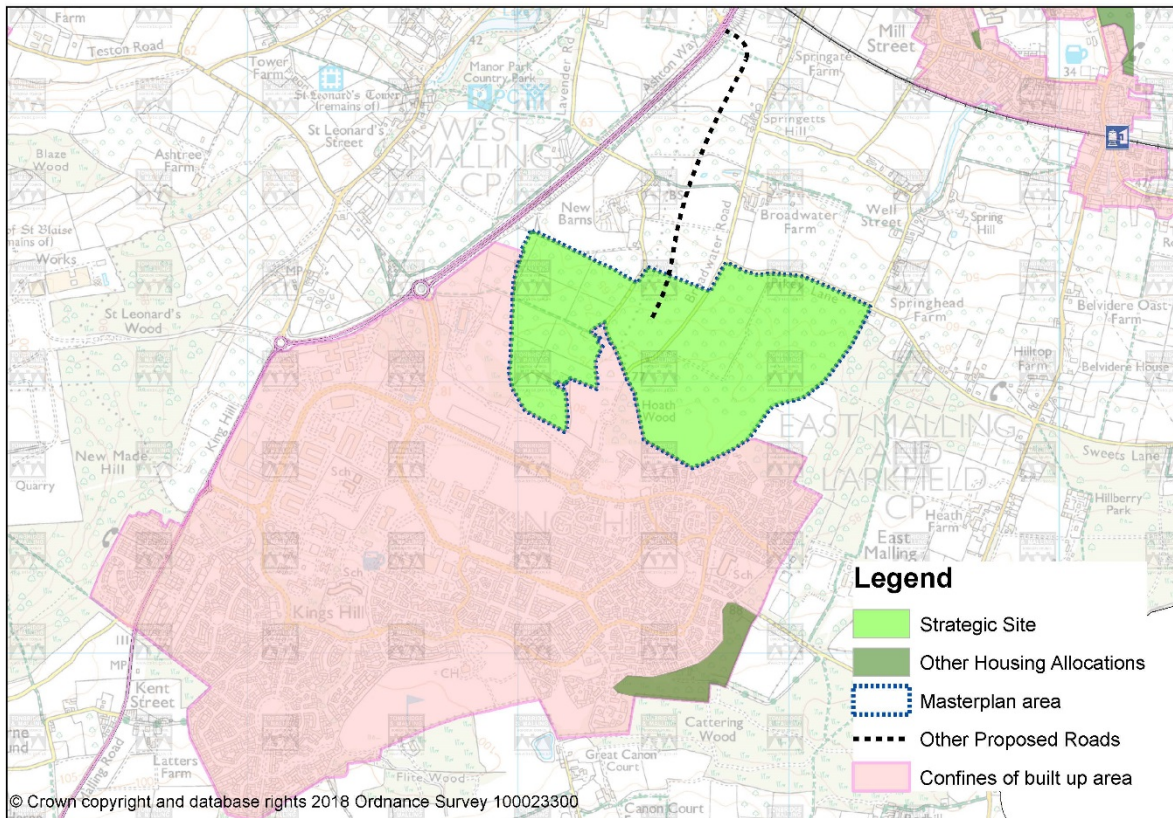
- a relief road as an integral part of the development – linking the A25 in the west to the A20 in the east at Nepicar providing relief along the A25 through Borough Green
 - 2 primary schools – 1 x 2 form entry; 1 x 3 form entry
 - secondary education – proportionate contribution to provision of a new school in the north-east part of the borough
 - healthcare provision to meet the needs of the development
4. The relief road linking the A25 in the west to the A20 in the east, as illustrated on the proposals map, will be required to be completed and open before, or by no later than, the occupation of 450 new dwellings, being 15% of the total number of dwellings allocated within the masterplan area.
 5. The masterplan will be prepared and completed in advance of the formal submission of the planning application. It shall be accompanied by a Planning Performance Agreement and Planning Obligation Agreements covering the phasing and delivery of the infrastructure requirements identified in this policy.
 6. Within the Masterplan area residential and/or commercial development within the Kent Downs Area of Outstanding Natural Beauty (AONB) will only be permitted where it can be demonstrated that it makes a critical contribution to the deliverability of the overall development and where its design, scale, massing and materials are respectful of the local character, qualities and distinctiveness of the Kent Downs AONB. The relief road and development at the northern and western edges of the masterplan area will be required to be sensitively designed taking account of the relationship with the Kent Downs AONB and its setting. A Landscape and Visual Impact Assessment will be required to accompany a planning application for development that addresses the impacts on the Kent Downs AONB and includes appropriate mitigation measures.
 7. Development outside of the Kent Downs Area of Outstanding Natural Beauty (AONB) will be required to respect the setting of the AONB in terms of design, scale, massing and materials having regard to the landscape character and the relevant policies in the Kent Downs AONB management plan and complying with the requirements of Policy LP12.
 8. Development should, where possible, maximise opportunities for net biodiversity gains on site.

9. The development will be required to provide a wide range of opportunities for safe sustainable travel to Borough Green railway station and the centre of the settlement.

Strategic Site – Broadwater Farm, north of Kings Hill

- 5.1.18. This strategic site is located in close proximity to the established settlement of Kings Hill and near to West Malling railway station with good services to London and junction 4 of the M20 with access to the wider strategic road network.
- 5.1.19. Taking account of the evidence and the input from infrastructure providers, plus the proximity of heritage assets, it is considered that approximately 900 homes could be developed at this location during the plan period. What is critical is the need to include pedestrian and cycle links to Kings Hill and the services and facilities it has to offer plus a wide range of opportunities for safe sustainable travel to the railway station at West Malling. A Transport Assessment addressing these issues, together with an assessment of access arrangements and any impacts on the local highway network will form part of the master planning process. In addition, protecting the setting of the New Barns and Broadwater Farm Conservation Area and ensuring that the form of development along the northern edge of the allocation is sensitive to local landscape and relief will be important.
- 5.1.20. The Transport Assessment will consider the merits of the proposed new access road to serve the development from the A228 at the junction with the railway station access road and other potential access arrangements. The detailed alignment and design of a new access road through the local landscape will be an important feature of the master-planning. There should be no permanent vehicular access to and from the site via the local network of rural lanes, except for emergency vehicles.
- 5.1.21. To help manage the master-planning of this site, a Planning Performance Agreement (PPA) will be expected. This will be prepared and agreed between the Borough Council and the applicant and will cover such matters as timescales, actions and resources. The PPA is considered essential to achieve the objectives of the policy.

Figure 7: Broadwater Farm, north of Kings Hill Masterplan Area



LP30: Strategic Site – Broadwater Farm, north of Kings Hill

1. Broadwater Farm, north of Kings Hill, as defined on the proposals map, is allocated for development of approximately 900 dwellings.
2. The prospective applicant should prepare a masterplan, to the satisfaction of the Council, reflecting the phasing outlined in Appendix E and addressing the full requirements of the other policies in the Local Plan and delivering the necessary infrastructure to meet the needs of the development as identified in the Infrastructure Delivery Plan.
3. The masterplan, to be informed by a detailed Transport Assessment, needs to make provision for key pieces of infrastructure necessary to support the development including:
 - primary school – 2 form entry

- secondary school - land for, and a proportionate contribution to, a 6 form entry school
 - link road to the A228 opposite the station approach and any other appropriate access arrangements identified
 - healthcare provision to meet the needs of the development
4. The masterplan needs to be prepared and completed in advance of the formal submission of the planning application. It shall be accompanied by a Planning Performance Agreement.
 5. The main site access road and junction with the A228 will be required to be completed in advance of the occupation of any of the dwellings.
 6. The access road will be required to be of a standard and width to safely and properly serve the whole development.
 7. The access road and the northern edge of the development will be required to be sensitively designed taking account of the local landscape and local heritage assets.
 8. Vehicular access to and from the development via the network of local rural lanes will not be permitted, with the exception of emergency vehicles.
 9. The development will be required to provide links with Kings Hill to enable residents to have safe access to the services and facilities the existing settlement has to offer.
 10. The development will be required to provide a wide range of opportunities for safe sustainable travel to West Malling railway station.
 11. Development should, where possible, maximise opportunities for net biodiversity gains on site.

Strategic Site – South-west Tonbridge

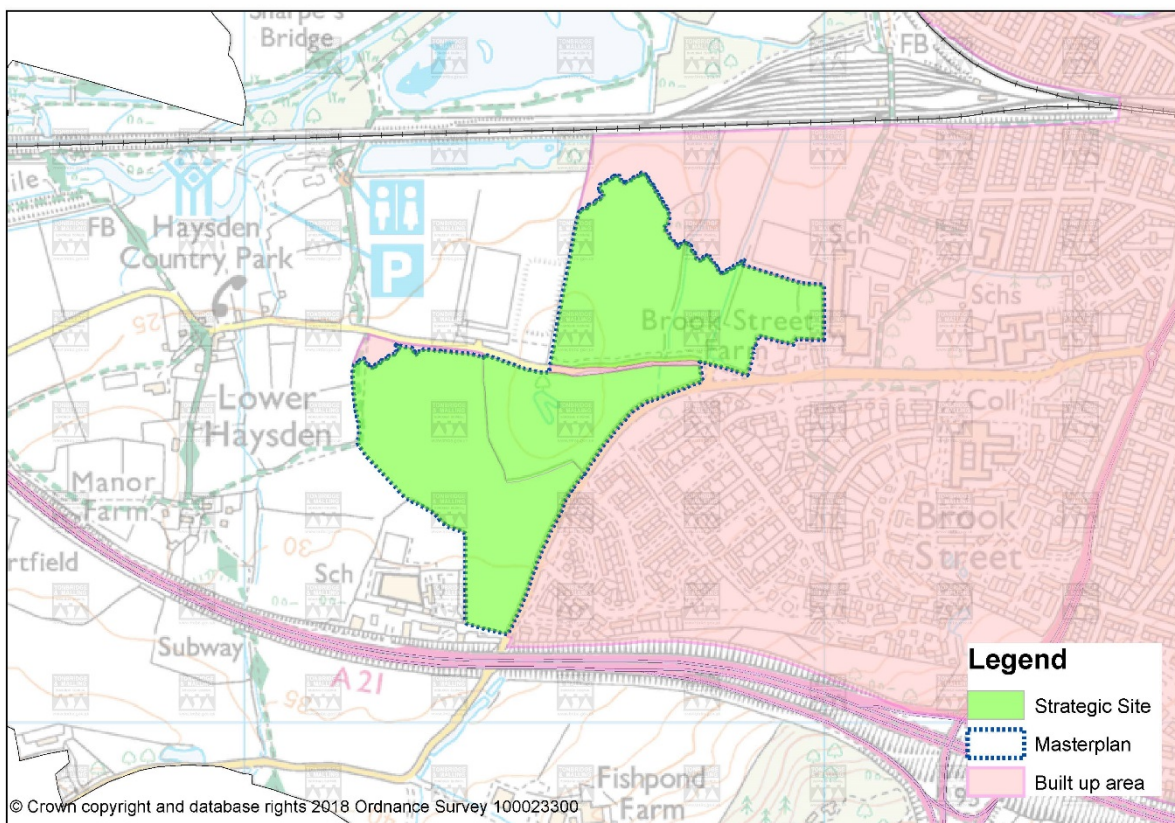
5.1.22. This strategic site is located in close proximity to Tonbridge, the principal town in the borough. It includes land that was safeguarded in the LDF to meet the longer term housing needs of the borough. Now that we are reaching the end of the timeframe for the adopted development plan (2021) the Council has taken the decision to bring forward this safeguarded land for development.

5.1.23. Taking account of the evidence and the character of the area and the current level of activity it is considered that approximately 480 dwellings could be developed at this location during the plan period. The site is located within

close proximity to the town centre and Tonbridge railway station which enjoys good train services to London. In addition, existing cycle routes, for example, the Tonbridge to Penshurst Place path, are close by. With these in mind, opportunities should be maximised to offer a wide range of safe, sustainable travel options to the town centre.

5.1.24. To help manage the master-planning of this site, a Planning Performance Agreement (PPA) will be expected. This will be prepared and agreed between the Borough Council and the applicant and will cover such matters as timescales, actions and resources. The PPA is considered essential to achieve the objectives of the policy.

Figure 8: South-West Tonbridge Masterplan Area



LP31: Strategic Site – South-West Tonbridge

1. South-west Tonbridge, as defined on the proposals map, is allocated for development of approximately 480 dwellings.
2. The prospective applicant should prepare a masterplan, to the satisfaction of the Council, reflecting the phasing outlined in Appendix E and addressing the full requirements of the other policies in the Local

- Plan and delivering the necessary infrastructure to meet the needs of the development as identified in the Infrastructure Delivery Plan.
3. The masterplan needs to make provision for key pieces of infrastructure necessary to support the development including:
 - primary school – 2 form entry, either within south-west Tonbridge or Tonbridge Town
 - secondary education – proportionate contribution to expansion of existing provision in the wider Tonbridge area
 - mitigation at the junction of Brook Street and Quarry Hill
 - healthcare provision to meet the needs of the development
 4. The masterplan needs to be prepared and completed in advance of the formal submission of the planning application. It shall be accompanied by a Planning Performance Agreement.
 5. The development will be required to provide a wide range of opportunities for safe sustainable travel to Tonbridge Town Centre including the railway station and existing established cycle routes.
 6. Development will be required to respect the setting of the High Weald Area of Outstanding Natural Beauty (AONB) in terms of design, scale, massing and materials having regard to the landscape character and the relevant policies in the High Weald AONB management plan. Development at the western edge of the masterplan area will be required to be sensitively designed taking account of the relationship with the High Weald AONB and its setting. A Landscape and Visual Impact Assessment will be required to accompany a planning application for development that addresses the impact on the High Weald AONB and includes appropriate mitigation measures.
 7. Development should, where possible, maximise opportunities for net biodiversity gains on site.

5.2. How will long-term housing needs beyond the Plan period be addressed?

- 5.2.1. This Local Plan focuses on the period up to 2031. In addition to effectively addressing the assessed needs for development within this timeframe, it is important that the Plan also has regard to how longer-term development needs stretching beyond this period may be addressed, at least in part.

5.2.2. The Council has adopted two approaches to addressing longer-term development needs:

1. Identifying land between the confines of a settlement and the Green Belt and safeguarding it to address longer-term development needs.
2. Identifying areas of opportunity in parts of the borough outside of the Green Belt to address longer-term development needs.

LP32: Safeguarded Land

1. The following area, as defined on the proposals map, is safeguarded land to help address future longer-term development needs of the borough beyond 2031:
 - a. Land north-east of Borough Green (Phase 1C of Borough Green Gardens Strategic Housing Allocation).
2. This area can only be released for development as part of the masterplan for the strategic allocation in accordance with Policy LP29.

LP33: Areas of Opportunity

1. The following areas, as defined on the proposals map, are identified as areas of opportunity to help address the future longer-term development needs of the borough beyond 2031:
 - a. Bushey Wood, Eccles
 - b. East Malling Research Station, south Aylesford & Ditton
2. Land at East Malling Research Station can only be released for development in the post plan period once significant improvements to the A20/Mills Road/Hall Road junction have been implemented to the satisfaction of Kent County Council and the link between Hermitage Lane and the A20 at the 20/20 roundabout as required by Policy LP28 is complete and open and improvements to Junction 5 of the M20 motorway have been implemented..

5.3. What is the spatial distribution of economic development?

- 5.3.1. In addition to planning for homes, it is important that the Local Plan identifies opportunities for economic growth to provide job opportunities for the growing population and support for existing local businesses.
- 5.3.2. The Employment Land Review Update (November 2017) identifies a net need of 46.8 hectares of employment land that the Local Plan needs to address. Through the Call for Sites exercise the Council has identified approximately 38.5 hectares of additional employment land. It is anticipated that during the plan period there will be opportunities for the intensification of employment activity on some existing sites to help address the shortfall of need.
- 5.3.3. In addition to identifying new opportunities, it is important that existing employment sites are protected where there is a reasonable prospect of that site being used for that purpose during the lifetime of the Local Plan.
- 5.3.4. The Council recognises the need for a range of employment premises in terms of quality and size. Within existing employment areas, there is scope for intensification of development to provide for additional floorspace.

LP34: Employment Sites and Land

1. The following existing areas, as defined on the proposals map, are safeguarded for employment purposes for business (B1), general industrial (B2) and warehousing/distribution (B8) use:
 - a. Holborough, Snodland, with a quality of development reflecting the gateway status of the site
 - b. Land east of the bypass, Snodland
 - c. Ham Hill, Snodland
 - d. New Hythe area, Larkfield
 - e. Forstal Road, Aylesford (part)
 - f. Quarry Wood (west of Mills Road) including Priory Park
 - g. 20/20 Estate, Aylesford (part)
 - h. Branbridges, East Peckham
 - i. Bourne Enterprise Centre, Borough Green
 - j. Tonbridge Industrial Estate, (outside the area within the Central Tonbridge Area Action Plan).

- k. Laker Road, Bridgewood
- l. Little Preston, Aylesford
- m. Lower Bell, Aylesford
- n. Hall Road, Aylesford
- o. Platt Industrial Estate
- p. Long Pond Works, Borough Green
- q. Works, south of Cricketts Farm, Ightham

The following sites are located within the Green Belt and are also subject to the requirements of Policy LP11:

- r. The Alders Mereworth
- s. East of Tonbridge Road, Little Mill, East Peckham
- t. Nepicar Area West, London Road
- u. Winsor Works, London Road, Addington
- v. Tower Garage, Wrotham Hill, Wrotham

Areas suitable for Business Use (B1) only:

- w. North of Station Approach, Borough Green
- x. North of Fairfield Road, Borough Green
- y. Hermitage Lane, Aylesford, to be accessed only from Hermitage Lane
- z. Rockfort Road, Snodland

Mixed use areas:

- aa. Kings Hill - high quality, campus style Business Park suitable for offices, research and development and light industrial use (B1) including also hotel, conference, education and training and commercial leisure uses as part of the wider Kings Hill mixed-use development.
- ab. East Malling Research Station (main site) – suitable for offices, research and development and light industrial manufacturing (B1) including conference, education and training and any other uses that can be demonstrated to be related to, or support the operation of, the Research Station.
- ac. Bradbourne, East Malling – suitable for offices, research and development (B1), conference, education and training.

2. Development that results in the intensification of employment uses on the sites listed in this policy will be permitted provided that it is of an acceptable design to the locality and does not result in unacceptable impacts on the highway network, air quality and the amenity of the area and where it complies with the other policies in the Local Plan.
3. Development of the sites listed in this policy for non-employment uses will only be permitted where there is no reasonable prospect of the site being used for the identified purpose and it is of an acceptable design to the locality and does not result in unacceptable impacts on the highway network, air quality and the amenity of the area and where it complies with the other policies in the Local Plan.

Former Aylesford Newsprint Site, New Hythe

- 5.3.5. The largest single employment site in the borough is located in New Hythe covering an area of 43.9 hectares. It was formerly occupied by Aylesford Newsprint which manufactured paper until the closure of the plant in 2015.
- 5.3.6. Given the size of the site and the identified need for employment land the Council will support new employment uses including light industry, general industry and storage and distribution. The Council recognises that future employment opportunities are likely to result in more intensive use of the site than the former paper making plant. With this will come more vehicular movements on the local road network. With this in mind, the Council will support future employment development provided that, as part of the scheme, Bellingham Way is opened up to provide vehicular access to Station Road. The expectation is that this link will be open in advance of the majority of the redevelopment taking place to minimise impacts on the local highway network. The A20 VISUM Study has demonstrated that this link would benefit several junctions along the A20 corridor. To manage the redevelopment of the site the Council will expect a masterplan to be prepared addressing matters including the phasing of the link between Bellingham Way and Station Road.

LP35: Employment Land: Former Aylesford Newsprint Site

1. Development of the former Aylesford Newsprint site, as illustrated on the proposals map, for light industrial, general industrial and/or storage and distribution uses will be permitted provided that a vehicular access between Bellingham Way and Station Road forms part of the scheme and the development is of an acceptable design to the locality and does

not result in unacceptable impacts on the highway network, air quality and the amenity of the area and where it complies with the other policies in the Local Plan.

2. The vehicular access between Bellingham Way and Station Road will be required to be completed and open in advance of the majority of the development of the site taking place.
3. The prospective applicant should prepare a masterplan, to the satisfaction of the Council, delivering the necessary infrastructure to meet the needs of the development.
4. The masterplan needs to be prepared and completed in advance of the formal submission of the planning application. It shall be accompanied by a Planning Performance Agreement.

- 5.3.7. In addition to protecting existing employment sites and supporting, where appropriate, the intensification of their use, the Council will also support employment development on new sites to help address the identified need.

LP36: Employment Land Allocations

1. The following sites, as defined on the proposals map, are allocated for employment development:
 - a. Land South of Hermitage Court, Hermitage Lane (1.4 ha) (B1 uses)
 - b. North of M20 Junction 5, Coldharbour Lane (7.3 ha) (B1 and B8 uses)
 - c. North of RBLI Warehouse, Aylesford (1.5 ha) (B1 and B8 uses)
 - d. Rochester Road, Borstal (1.3 ha) (B2 and B8 uses)
 - e. East Malling Research Station (East) (5.5 ha) (B1 uses)
 - f. East Malling Research Station (West) (2.3 ha) (B1 uses)
 - g. Branbridges Wharf, East Peckham (1.0 ha) (B1 and B2 uses)
 - h. Little Postern, Postern Lane, Tonbridge (10.8 ha) (B2 and B8 uses)
 - i. Munday Works, Tonbridge (1.7 ha) (B1 and B2 uses)
 - j. Rochester Airfield (3.7 ha) (B1 and B2 uses)
 - k. Borough Green Gardens (within the strategic site covered by Policy 29) (2 ha) (B1, B2 or B8 uses)

2. Development of the sites listed in this policy for employment uses will only be permitted where it is of an acceptable design to the locality and does not result in unacceptable impacts on the highway network, air quality and the amenity of the area and where it complies with the other policies in the Local Plan.

LP37: Other Employment Land Opportunities

Development for employment uses on sites that do not feature in Policies LP34, LP35 and LP36 will be permitted provided that it does not result in unacceptable impacts on the highway network, air quality and the amenity of the area and where it complies with the other policies in the Local Plan.

5.4. How will the accommodation needs of Travellers and Travelling Showpeople be addressed?

- 5.4.1. In August 2015 the Government published Planning Policy for Traveller Sites. This policy defines Travellers as '*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such*'.
- 5.4.2. The Borough Council commissioned specialist consultants to undertake an assessment of the accommodation needs of Travellers and Travelling Showpeople in the Borough (February 2018). The report concludes that the accommodation needs for the remaining plan period from 2017/18 to 2030/31 is for a PPTS need of 16 pitches and an additional two plots for Travelling Showperson for the same period. A need for a transit site for between 6 and 10 pitches has also been identified.
- 5.4.3. Given the limited land availability in the borough and the large areas of land protected and designated as Metropolitan Green Belt, opportunities for suitable located Traveller sites are limited. In order to meet the future need for pitches the Council will first protect the borough's permanently authorised sites, which may allow for opportunities for intensification and enhancement.
- 5.4.4. The Council is committed to meeting the recognised need for at least 16 additional pitches for Gypsies and Travellers over the plan period. The

Council is seeking some of the immediate needs through grant of individual permanent planning permissions where it is appropriate to do so.

- 5.4.5. Any applications for new sites, including transit sites, should demonstrate that criteria in Policy LP38 (3) can be met and that they are in accordance with all other relevant policies in the Local Plan.

LP38: Travellers and Travelling Showpeople

1. The following sites, as identified on the proposals map, are safeguarded for the provision of accommodation for Travellers as defined in national policy.
 - i. Windmill Lane, Teston Road, West Malling
 - ii. Coldharbour Lane, Aylesford
 - iii. Orchard Place, Teston Road, Offham, West Malling
 - iv. Land at Orchard Farm, Well Street, East Malling
 - v. Old Orchard, Rochester Road, Aylesford
 - vi. Springfield Place, Hadlow

Any other sites receiving permanent planning permission during the plan period will also be safeguarded.

Proposals for upgrading, enhancement or intensification of these sites will be permitted where they accord with the relevant policies in the Local Plan.
2. The following sites, as identified on the proposals map, are safeguarded for the provision of accommodation for Travelling Showpeople:
 - i. Redgates, Snodland
 - ii. Greengates, Snodland
3. Proposals for the development of Traveller or Travelling Showpeople sites providing for accommodation and associated facilities and infrastructure that are not safeguarded by this policy will only be permitted where they accord with the relevant policies in the Local Plan and where all of the following criteria are met:

- a. Residential or rural amenity is not prejudiced as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours; and
- b. The site respects the scale of, and does not dominate, the nearest settled community; and
- c. The site can adequately be accessed by vehicles towing caravans and there is safe pedestrian and cycle access to the site; and
- d. The site is reasonably accessible to shops, schools and other community facilities on foot, by cycle or public transport; and
- e. The site has or will have a supply of essential services such as mains gas and electricity, water, sewerage and drainage and waste disposal; and
- f. The site is not located in an area at high risk of flooding; and
- g. The layout of the site, its associated facilities and landscaping will be designed to a high standard including pitches, hardstandings, amenity blocks, amenity and play spaces and boundary treatments.

6. Managing Development – local requirements

6.1. How will development be managed?

- 6.1.1. In addition to the strategic borough-wide policies set out in chapter 4, the Council will apply a range of local requirements to development in order to ensure high quality environments are delivered.
- 6.1.2. The requirements set out in the policies in this chapter have been informed by the viability assessment of the whole Plan. This piece of evidence demonstrates that the standards set out in this chapter will not, alone or in combination, put at risk the deliverability of the development strategy.
- 6.1.3. In setting the thresholds for many of the requirements the Council has had regard to the Government's objective of enabling small scale developers to be able to access and take an active part in local housing markets as well taking account of the outputs from the viability work.

Affordable Housing

- 6.1.4. The need for affordable housing is a significant issue in Tonbridge & Malling. The Strategic Housing Market Assessment (SHMA) has identified a need for affordable housing of 277 dwellings per annum. The assessment has concluded that the split should be 70% affordable/social rent and 30% intermediate tenures.
- 6.1.5. The Council needs to be mindful of the wider policy and financial context for delivering affordable housing and how it can best secure, moving forward during the plan period, products that address, as far as possible, local need. It is essential that a mismatch between delivery and need is avoided.
- 6.1.6. With this in mind, the Council will expect affordable rent to be capped at the relevant Local Housing Allowance level. This will enable the majority of people in housing need, in particular smaller households, to be able to access these products. In some instances this may mean affordable rent being set below 80% of the local market rent. This is very important if the products are to be genuinely affordable. In terms of intermediate tenures, the Council is open to considering a range of possible products, although regard will be had to local housing need information available at the time the planning application is determined.

6.1.7. The requirements set out in Policy LP39 were informed by the whole plan viability assessment which concluded that the percentage figures are reasonable and would not put at risk the deliverability of the development strategy including key infrastructure to support new housing. The whole plan viability work determined that there are two market value areas across the borough (as illustrated in Appendix F):

1) the north-east part of the borough (the wards of Aylesford North and Walderslade, Aylesford South, Burham and Wouldham, Ditton, East Malling, Larkfield North, Larkfield South, Snodland East and Ham Hill, Snodland West and Holborough Lakes, West Malling and Leybourne); and

2) higher value area covering the remainder of the borough.

6.1.8. For the higher value area, which represents the majority of the borough, the viability work determined that a 40% requirement would be deliverable. For the lower value area, the viability work determined that 30% could be realistically achieved on strategic sites (approximately 500 units +) and 25% on the non-strategic sites.

6.1.9. Given that this policy position has been informed by viability work, the Council will expect these requirements to be reflected fully in planning applications.

LP39: Affordable Housing

1. Affordable housing provision will be sought as part of residential development of 11 dwellings or more or which have a combined gross floorspace of greater than 1,000 square metres (gross internal area).
2. The following levels of affordable housing provision will be required:
 - i. 40% of the total number of dwellings on development sites located in the areas outside of the north-east part of the borough² as defined on the map in Appendix F.
 - ii. 30% of the total number of dwellings on development sites of 500 units or more located in the north-east part of the borough³ as defined on the map in Appendix F.

² The majority of the borough excluding the wards of Aylesford North and Walderslade, Aylesford South, Burham and Wouldham, Ditton, East Malling, Larkfield North, Larkfield South, Snodland East and Ham Hill, Snodland West and Holborough Lakes, West Malling and Leybourne

³ the wards of Aylesford North and Walderslade, Aylesford South, Burham and Wouldham, Ditton, East Malling, Larkfield North, Larkfield South, Snodland East and Ham Hill, Snodland West and Holborough Lakes, West Malling and Leybourne

- iii. 25% of the total number of dwellings on development sites of fewer than 500 units in the north-east part of the borough as defined on the map in Appendix F.
3. The following tenure split will be sought:
 - i. 70% rent capped at the Local Housing Allowance
 - ii. 30% intermediate products, as defined in the National Planning Policy Framework
4. The type of affordable housing product sought will be assessed on a case-by-case basis taking account of the local housing need.
5. Affordable housing will be provided on site unless circumstances demonstrate that this is not possible, in which case the affordable housing will be provided on an alternative site within the vicinity of the development site. A commuted sum commensurate to the affordable housing requirement to be agreed by the Council will only be considered where it can be demonstrated that neither on site provision or provision on an alternative site within the vicinity of the development site is possible.
6. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the existing gross floorspace will be deducted from the overall affordable housing contribution calculation.
7. Where a site is sub-divided, the amount of affordable housing sought will reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme.
8. Where an application does not meet the affordable housing requirements it will need to be supported by an open book viability assessment.
9. Affordable housing will be sought from new residential developments providing for all types of residential accommodation including specialist older persons, extra care and sheltered housing, other than residential care accommodation.

Mix of Housing

- 6.1.10. There are a range of factors which influence the demand for different sizes of homes including demographic changes, future growth in real earnings and households' ability to save, economic performance and housing affordability. The SHMA has identified indicative requirements for different dwelling sizes across market and affordable housing that the Council will have regard to when implementing the following policy.

LP40: Mix of Housing

Major residential development of 10 or more units should provide a mix of dwelling types having regard to the evidence in the Strategic Housing Market Assessment.

Publicly Accessible Open Space

- 6.1.11. Publicly accessible open space as part of residential development can achieve many benefits. When it is well designed and forms an integral part of the development it can result in a high quality environment that can benefit the well-being of the residents. In addition the right open space at the right location can provide opportunities for residents of all ages to pursue active lifestyles for the benefit of their health. Furthermore, open space, particularly natural greenspaces, can make a positive contribution to the ecological network by providing opportunities for habitat creation.
- 6.1.12. As part of the evidence gathering, the Council referred to the Fields in Trust national benchmarks (2015), which provided a useful check on the emerging standards. The Council recognises that advancements in technology mean that artificial turf represents a genuine alternative to grassed surfaces for playing pitches. The durability of artificial turf means that it is a surface that can be used more intensively than traditional grassed pitches enabling more people to take part in active lifestyles. This is important given the wider context of worsening childhood obesity. With this in mind the Council will be supportive, where appropriate, of the provision of artificial turfed playing pitches. The standards feature in Appendix R along with the implementation process.

LP41: Publicly Accessible Open Space

1. Major residential development of 10 or more dwellings will be required to provide publicly accessible open space in accordance with the standards and implementation process set out in Appendix R.
2. Publicly accessible open space provision should, where practicable and proportionate, include opportunities for habitat creation to help strengthen the wider Green Infrastructure and Ecological Network as illustrated on the diagram in Appendix C.
3. Publicly accessible open space provision that includes artificial turfed playing pitches will be supported providing it does not conflict with the

other criteria in this policy and other policies in the Local Plan. Where high quality durable artificial turfed pitches are provided as part of the publicly accessible open space provision the Council may be willing to compromise on the quantity standard provided it can be demonstrated that the playing pitches will be used more intensively than the grassed alternative.

4. Publicly accessible open space provision is required to be supported by a clear long-term management plan.

Parking Standards

- 6.1.13. Kent County Council, as the highways authority for Tonbridge & Malling, has produced a set of parking standards for residential development. These are known as Kent Design Guide Review: Interim Guidance Note 3. The Council will treat these standards as guidance when taking decisions on planning applications for residential development and a starting point for determining acceptable parking provision.
- 6.1.14. Achieving the most appropriate car parking provision is important in making each new development function well in its own way and in the locality in which it is located. Recognising this, alongside the guidance the Council will also take full account of the proposed layout of development, the prevailing character of the local area, the proposed mix of the development and proximity to public transport nodes when taking decisions on what amount of parking would be acceptable.
- 6.1.15. The Council is mindful of the growth in electric vehicle ownership and how this is likely to increase significantly during the duration of the Local Plan. Given that this Plan will manage the delivery of homes that will have a life span of several decades it makes sense that provisions are made in new development so that they can provide opportunities for home owners to charge electric vehicles if they wish to own such vehicles. Not only will this help with future proofing developments but also help to make a big difference in terms of improving air quality because of the zero emissions.
- 6.1.16. Including electric vehicle charging points as part of residential developments does raise the issue of energy management. There is a concern that the draw from the National Grid may be concentrated during the early evening peak period when residents return home and plug in their vehicles. However, there are opportunities for the smart management of energy including

Vehicle to Grid (V2G) which enables electric vehicles to act as a contributor to the National Grid at peak times whilst charging at off-peak times during the night. These opportunities are likely to be more wide-spread across the plan period as electric vehicle ownership increases, technologies advance and more products become available on the market.

- 6.1.17. For non-residential development, as well as the prevailing parking standards the Council will also have regard to the proposed layout of development, the mix of the development and proximity to public transport nodes when taking decisions on what amount of parking would be acceptable. The Council will seek the provision of opportunities for the charging of electric vehicles for employees and customers.
- 6.1.18. In addition to parking provision for motorised-vehicles, it is important that developments make provision, where practicable and proportionate, for parking of non-motorised forms of transport, in particular cycle parking. To be an attractive option, the cycle parking facilities need to be sited in a convenient, safe, secure and sheltered location.

LP42: Parking Standards

1. As a starting point for decision-taking on acceptable parking provision in developments, the standards set out in Appendix G (residential development) and Appendix H (non-residential development) shall be used as guidance.
2. In addition to the parking standards the Council will take account of local circumstances including the layout of the development, the mix of dwellings, the character of the local area and the proximity of public transport nodes when determining what would represent an acceptable proportionate provision of parking.
3. New dwellings will be required to make provision of a charging point for electric vehicles as an integral part of the design of each individual property. The charging point will need to be secure and conveniently located to the parking area.
4. Non-residential development should, where practicable and proportionate, make provision for the parking and charging of electric vehicles and for cycle parking facilities which should be sited in a convenient, safe, secure and sheltered location.

Housing Technical Standards

- 6.1.19. The Government has created a new approach for the setting of technical standards for new housing following the Housing Standards Review. This rationalises the many differing existing standards into a simpler, streamlined system which will reduce burdens and help bring forward much needed new homes. The Government set out its policy on the application of these standards in decision-taking and plan-making in a [written ministerial statement](#), which also withdraws the Code for Sustainable Homes aside from legacy cases.
- 6.1.20. Through the national [Planning Practice Guidance](#), the government has provided opportunities to introduce the nationally described internal space standard and exceed minimum standards required by Building Regulations in respect of access and water. The expectation is that this should be pursued through local plan-making, taking account of local evidence and viability. This is what the Council has done.

Housing Technical Standards: Internal Space Standard

- 6.1.21. The Council consulted on the inclusion of the Government's nationally described space standard for residential development at the Reg.18 stage of plan-making and assessed the viability of delivering homes built to this standard. The outcome of this process is that the Council will require residential development of 10 units or more to be built to the Government's nationally described internal space standard.

LP43: Internal Space Standard

Major residential development will be required to meet the Government's nationally described space standard.

Housing Technical Standards: Water Efficiency Standard

- 6.1.22. The Government recognises that managing the demand for water The Council consulted on the option of requiring new homes to meet the tighter optional Building Regulations standard on water efficiency at the Reg.18 stage of plan-making. The mandatory national standard in the Building Regulations at the time this Plan was prepared is 125 litres/person/day. The tighter optional requirement is 110 litres/person/day.

LP44: Water Efficiency Standard

New dwellings will be required to meet the Building Regulations optional requirement for tighter water efficiency of 110 litres/person/day.

Housing Technical Standards: Accessibility Standard

- 6.1.23. In planning for new homes it is important that inclusion and community cohesion is promoted and that safe, accessible environments are created.
- 6.1.24. With this in mind, the Council consulted on the option of requiring a proportion of new homes to provide enhanced accessibility or adaptability in accordance with the optional requirements of Part M – Category 2 of the Building Regulations (Accessibility and Adaptability). The Government makes it very clear in the [Planning Practice Guidance](#) that Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

LP45: Accessibility and Adaptability Standard

Major residential development will be required to build 25% of the dwellings to the requirements of Part M4(2) (accessible and adaptable dwellings) of the Building Regulations.

Self-Build and Custom House Building

- 6.1.25. The expectation of the Government is that local council's should maintain a register of people interested in self-build or custom house building. As part of the response, the Local Plan needs to provide opportunities for those who have registered their interest to build or be involved in building their own project.
- 6.1.26. Taking account of the level of interest already expressed in self-build and custom house building it is considered that for the strategic housing allocations the requirement should be lowered, otherwise there is a danger of over provision.

LP46: Self-Build and Custom House Building

1. Residential development of 20 dwellings or more, with the exception of the strategic housing allocations as set out in policies LP27 to LP31, will be required to make provision for at least 5% of the serviced plots to be made available for self-build or custom house building.
2. Residential development on the strategic housing allocations as set in policies LP27 to LP31 will be required to make provision for at least 2% of the serviced plots to be made available for self-build or custom house building.
3. The self-build or custom house building projects will be required to be of a high quality design meeting the requirements of Policy LP14 in the Local Plan.
4. The serviced plots will need to be made available and marketed for self-build and custom house building projects for a period of at least 12 months, after which time the serviced plots can be developed for market housing.

Community Infrastructure Levy

- 6.1.27. The Council considers that the scope for introducing a Community Infrastructure Levy (CIL) in Tonbridge & Malling is a matter to be informed by Local Plan evidence but to take place outside of the Local Plan process.

7. Monitoring

7.1. How will the Local Plan be monitored?

7.1.1. The performance of the Local Plan will be monitored on a yearly basis through the Annual Monitoring Report (AMR). In particular a housing land supply position will be detailed to measure performance against the Objectively Assessed Need (OAN) for housing.

7.1.2. **Monitoring indicators** – These are set out in Appendix S and cover:

- Number and nature of departures from the Local Plan granted consent per year
- appeals lost against the Local Plan
- Successful delivery of schemes in the IDP
- Area of designated sites
- Progress on allocated housing sites per annum
- Number of plots for self-build units consented per annum
- Number and tenure of affordable homes delivered
- Number of dwellings of different sizes (measured by number of bedrooms) consented per annum
- Total amount of class B employment floorspace consented/completed by type per annum
- Area of (ground floor) retail floorspace consented with Tonbridge Town Centre
- Delivery of Gypsy and Traveller pitches
- Area (ha) of habitat
- Number of new dwellings failing to meet the Building regulations requirements on water efficiency
- Number of units that do not comply with internal space standards

- Area of open space
- Provision of Travel Plans

8. Appendices

The appendices cover the following matters:

- Appendix A: Glossary of Terms
- Appendix B: Key Diagram
- Appendix C: Green Infrastructure and Ecological Network
- Appendix D: Tonbridge - Central Area and Town Centre Core
- Appendix E: Housing Trajectory (phasing)
- Appendix F: Affordable Housing: Value Areas
- Appendix G: Parking Standards: Residential Development
- Appendix H: Parking Standards: Non-Residential Development
- Appendix I: Residential Extensions: Technical Guidance
- Appendix J: Special Areas of Conservation (SAC)
- Appendix K: Sites of Special Scientific Interest (SSSIs)
- Appendix L: Historic Parks & Gardens
- Appendix M: Scheduled Ancient Monuments
- Appendix N: Conservation Areas
- Appendix O: Local Sites
- Appendix P: Open Spaces (publicly accessible)
- Appendix Q: Allotments
- Appendix R: Open Space – standards plus a process for implementing the standards to follow
- Appendix S: Monitoring Indicators

Appendix A: Glossary of Terms

Appendix A: Glossary of Terms

Similar to the Glossary in the Reg.18 consultation document supplemented with additional terms referenced in this Local Plan. See below.

Please also refer to the Glossary in the [National Planning Policy Framework](#).

Affordable Housing: This is housing that is made available below the full market value for those people who are unable to compete on the open market and includes, for example, shared ownership, affordable rent and social rent products. A more detailed definition is set out in the [National Planning Policy Framework Glossary](#).

Areas of Outstanding Natural Beauty Management Plans: Both the Kent Downs and High Weald Areas of Outstanding Natural Beauty have their own Management Plans 2014-2019, prepared in partnership with the relevant Local Authorities, to support the management of these landscapes.

Biodiversity Opportunity Areas: These identify where habitat enhancement, restoration and recreation should be focused in order to secure the maximum biodiversity benefits including the best opportunities for establishing large habitat areas and/or ecological networks at a landscape scale to support flora and fauna. Six BOAs have been identified across the District, and these include a range of UK Biodiversity Action Plan (BAP) Priority Habitats, some of which contribute significantly to Kent's overall resource, as well as some protected and priority species.

Brownfield land: This refers to land that has been previously developed.

Constraints: These are designations and/or policies that restrict the development potential of a site.

Deliverability: This refers to the economic viability of sites and whether or not there is a reasonable prospect of a site being developed within the plan period up to 2031.

Density: This is the number of dwellings per hectare and it is applied to calculate the development potential.

Employment Land Review: This study provides an up-to-date understanding of the potential employment growth in Tonbridge & Malling Borough to help inform employment targets in the new Local Plan, as well as an updated assessment and review of existing employment land and premises.

Flood Risk: This refers to the probability of an area being susceptible to flooding from all sources including rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Infrastructure: This includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, open spaces which are needed to support and serve communities living in developments.

[Kent Biodiversity Strategy](#): This is prepared by the Kent Local Nature Partnership (LNP) and identifies the priorities for the natural environment in Kent and uses the results of the Kent Habitat Survey 2012 and [2015 Biodiversity Opportunity Areas](#) (BOAs) to identify where action should take place.

National Planning Policy Framework: This sets out the Government's planning policies for England and how these are expected to be applied. It provides the wider context for the Local Plan.

National Planning Practice Guidance: This sets out how the Government's expects the planning policies in the National Planning Policy Framework to be interpreted and implemented.

Objectively Assessed Need: The Objectively Assessed Need (OAN) is the overall need for housing across the borough that has been calculated for the period 2011-2031.

Safeguarded Land: This is land between the urban areas and the Green Belt identified in the Council's existing Development Plan in order to meet longer-term development needs.

Strategic Housing Market Assessment: The Strategic Housing Market Assessment (SHMA) is a piece of evidence that provides an understanding of housing market dynamics, an assessment of future housing needs for both market and affordable housing and the housing requirements of different groups within the population.

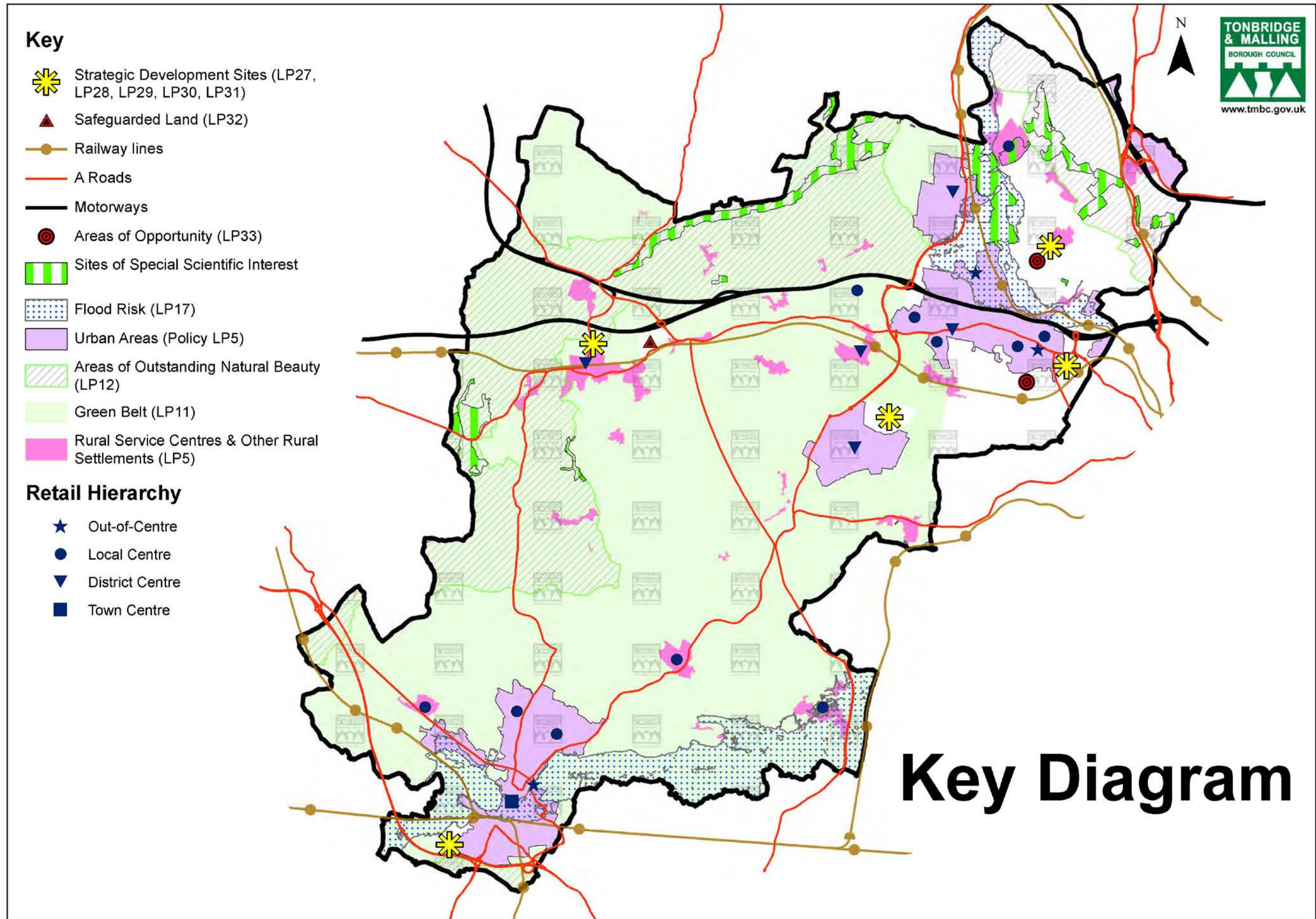
Strategic Land Availability Assessment: This identifies a potential future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

Sustainable Development: This is growth that meets the social and economic needs of the community within the environmental limits without compromising the ability of future generations to meet their own needs.

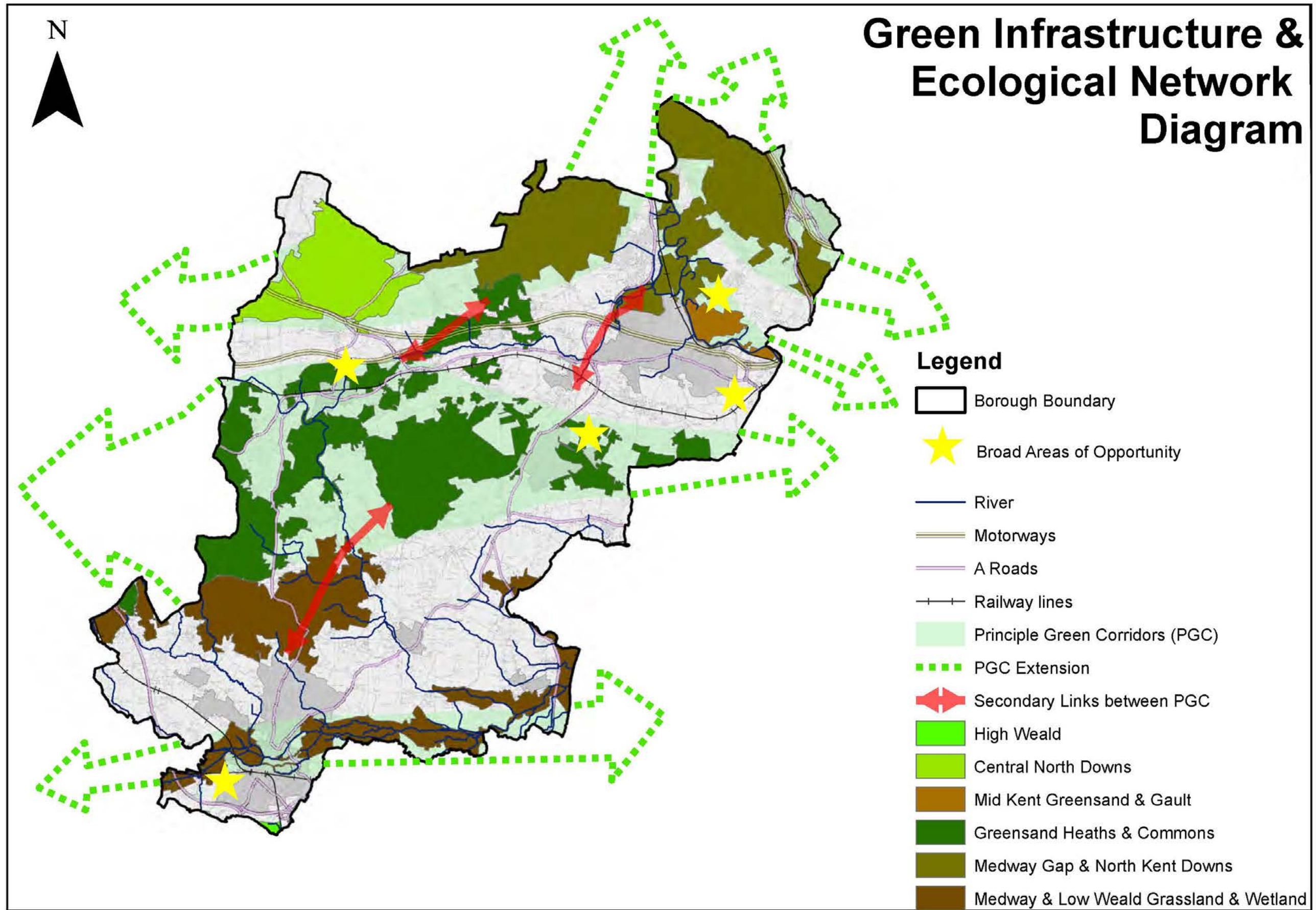
Sustainability Appraisal: This is an audit of the environmental, economic and social credentials of the strategy and policies in the Local Plan.

Viability: This refers to the economic costs of delivering development and whether or not there is a reasonable prospect of development taking place on a site within the plan period up to 2031.

Appendix B: Key Diagram



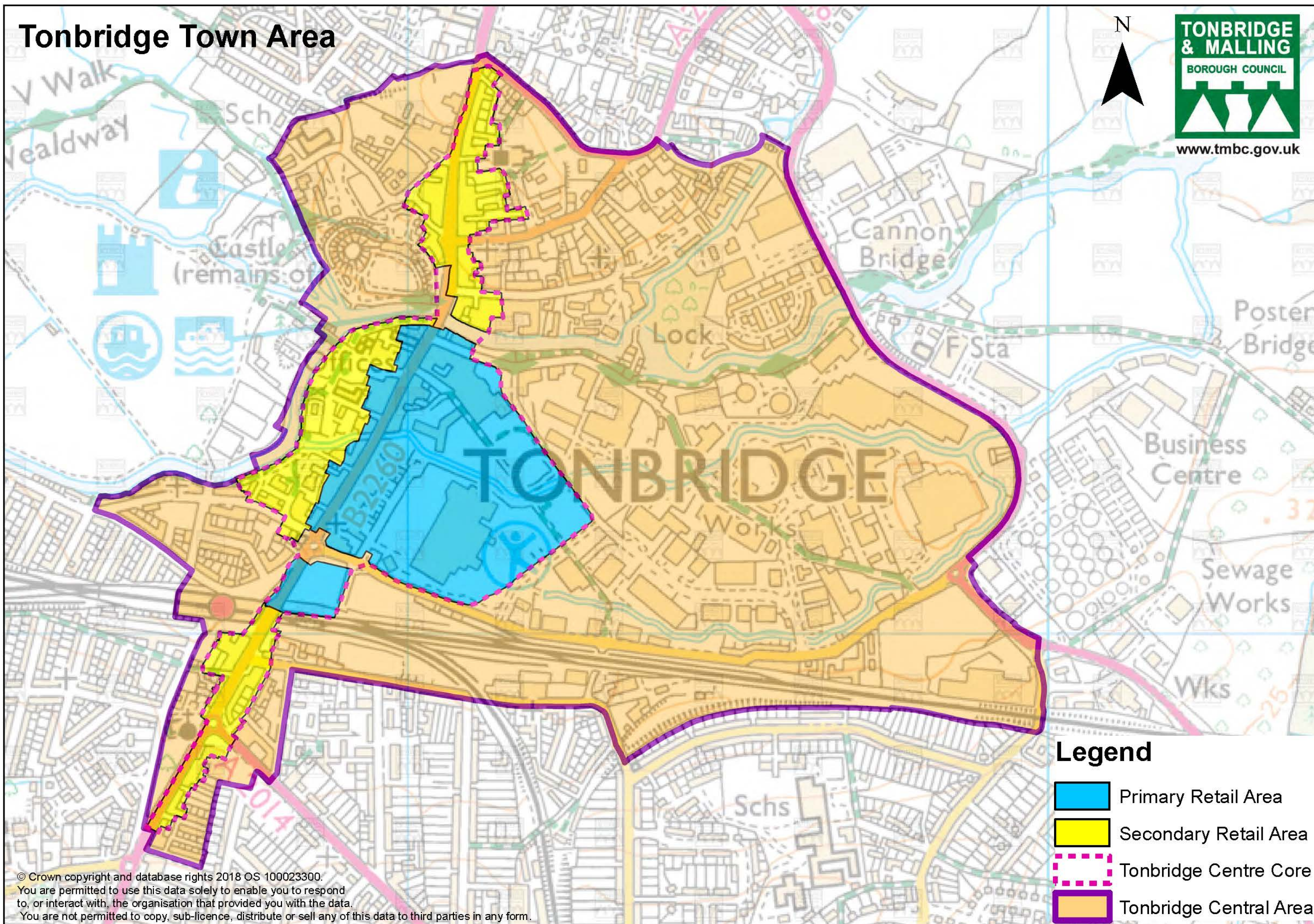
Appendix C: Green Infrastructure and Ecological Network



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Appendix D: Tonbridge Central Area and Core

Tonbridge Town Area



- Legend**
- Primary Retail Area
 - Secondary Retail Area
 - Tonbridge Centre Core
 - Tonbridge Central Area

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Appendix E: Housing Trajectory for LP25 Sites

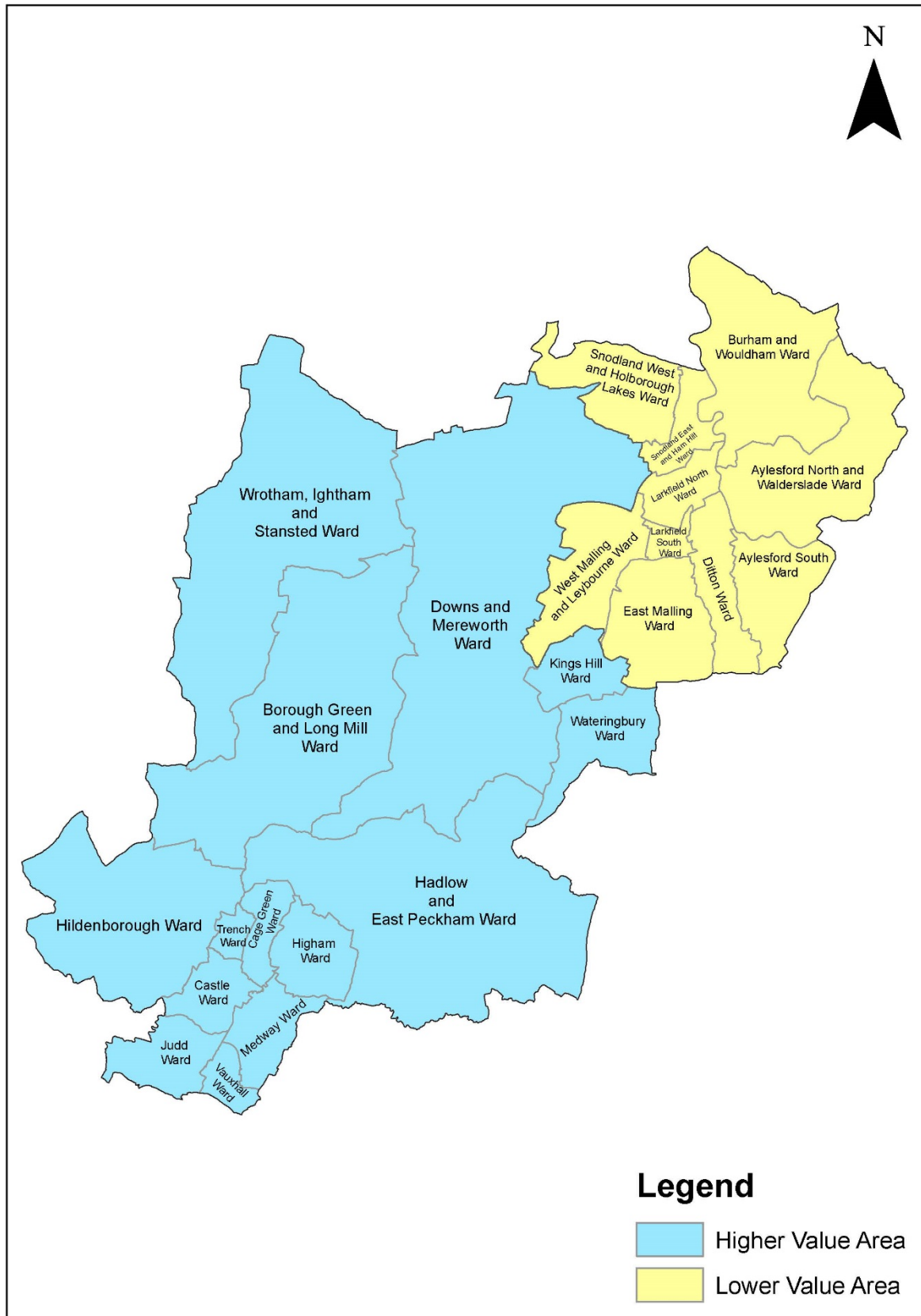
Housing Trajectory for LP25 Sites

Site Ref	Site Name	Ward	Yield	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Up to 2031	Post 2031
a	Bushey Wood Phase 1, Eccles	Aylesford North and Walderslade	900						75	150	150	150	150	125	100	900	0
	Bushey Wood Phase 2, Eccles	Aylesford North and Walderslade	614														614
b	Rear of Robin Hood Lane, Blue Bell Hill	Aylesford North and Walderslade	26		26											26	0
c	109 Hall Road, Aylesford	Aylesford South	5				5									5	0
d	Oil Depot, Station Road, Aylesford	Aylesford South	14		14											14	0
e	Nu-Venture Coaches, Mill Hall, Aylesford	Aylesford South	8				8									8	0
f	Land off Oakapple Lane, Barming	Aylesford South	118		40	78										118	0
g	South Aylesford (east of Hermitage Lane)	Aylesford South	1,000				75	150	150	150	150	150	150	25		1,000	0
h	Borough Green Gardens Phase 1A + 1B	Borough Green and Long Mill	2,100						40	160	240	320	320	320	320	1,720	380
	Borough Green Gardens Phase 1C	Borough Green and Long Mill	900													0	900
i	Southways, Staleys Road, Borough Green	Borough Green and Long Mill Ward	7	7												7	0
j	Bell Lane, Burham	Burham and Wouldham	58						58							58	0
k	Land off Cobdown Close, Ditton	Ditton	9	9												9	0
l	Station Road, Ditton	Ditton	6	6												6	0
m	North of London Road, Ditton	Ditton	13	13												13	0
n	East Malling Research Station (Small Parcel)	Ditton	23		23											23	0
o	East Malling Research Station (Ditton edge)	Ditton	216		40	80	80	16								216	0
p	East Malling Research Station (Parkside)	East Malling	205		40	80	80	5								205	0
q	Barfield House, Teston Rd, Offham	Downs and Mereworth	15	15												15	0
r	Park House, 110-112 Mill Street, East Malling	East Malling	5		5											5	0
s	Court Lane Nurseries, Hadlow	Hadlow and East Peckham	66		40	26										66	0
t	South of Church Lane, East Peckham	Hadlow and East Peckham	35		35											35	0
u	Carpenters Lane, Hadlow	Hadlow and East Peckham	25		25											25	0
v	Church Lane, East Peckham	Hadlow and East Peckham	23		23											23	0
w	North of The Paddock, Hadlow	Hadlow and East Peckham	156		40	80	36									156	0
x	Land at Stocks Green Road, Hildenborough	Hildenborough	105		40	65										105	0
y	Kings Hill – remainder	Kings Hill	65		40	25										65	0

Site Ref	Site Name	Ward	Yield	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Up to 2031	Post 2031
z	North of Kings Hill	Kings Hill/ East Malling	900				65	95	95	95	95	95	95	95	95	825	75
aa	Tonbridge Farm	Tonbridge - Castle	54		40	14										54	0
ab	North of Dryhill Park Road, Tonbridge	Tonbridge - Castle	44		44											44	0
ac	South West Tonbridge	Tonbridge - Judd	480				40	80	80	80	80	80	40			480	0
ad	South of Vauxhall Gardens, Tonbridge	Tonbridge - Medway	61		40	21										61	0
ae	Coblends Nursery, Trench Road, Tonbridge	Tonbridge - Trench	319			40	80	80	80	39						319	0
af	Drayton Road Industrial Estate, Tonbridge	Tonbridge - Vauxhall	51		40	11										51	0
ag	East of Offham Road, West Malling	West Malling and Leybourne	12	12												12	0
ah	Rear of London Road and Town Hill, West Malling	West Malling and Leybourne	110		40	70										110	0
ai	Land at Howlands Allotments, Wrotham	Wrotham, Ightham and Stansted	39		39											39	0
aj	North of Fairfield Road, Borough Green	Borough Green and Long Mill	16	16												16	0
			8,802	78	674	590	469	426	578	674	715	795	755	565	515	6,834	1,968

Appendix F: Affordable Housing: Value Areas

Affordable Housing: Value Areas



Appendix G: Parking Standards – Residential Development

Parking Standards: Residential Development

Garages (and car barns unless the right to enclose them for use as storage is simultaneously removed by condition) do not form part of the supply-side in any parking provision calculation.

LOCATION	CITY/TOWN CENTRE	EDGE OF CENTRE	SUBURBAN	SUBURBAN EDGE/VILLAGE/RURAL
ON-STREET CONTROLS	On-street controls preventing all (or all long stay) parking	On-street controls, residents' scheme and/or existing saturation (Note 3)	No, or very limited, on-street controls	No on-street controls, but possibly a tight street layout
NATURE OF GUIDANCE	MAXIMUM (Note 1)	MAXIMUM	MINIMUM (Note 5)	MINIMUM (Note 5)
1 & 2 BED FLATS	1 space per unit	1 space per unit	1 space per unit	1 space per unit
FORM	Controlled (Note 2)	Not allocated	Not allocated	Not allocated
1 & 2 BED HOUSES	1 space per unit	1 space per unit	1 space per unit	1.5 spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation possible	Allocation of one space per unit possible
3 BED HOUSES	1 space per unit	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation of one space per unit possible	Allocation of one or both spaces possible
4+ BED HOUSES	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation of one space per unit possible	Allocation of both spaces possible (Note 6)	Allocation of both spaces possible (Note 6)

LOCATION	CITY/TOWN CENTRE	EDGE OF CENTRE	SUBURBAN	SUBURBAN EDGE/VILLAGE/RURAL
ADDITIONAL VISITOR PARKING (Note 4)	Public car parks	Communal areas, 0.2 per unit maximum	On-street areas, 0.2 per unit	On-street areas, 0.2 per unit

NOTES

1. Reduced, or even nil provision is encouraged in support of demand management and the most efficient use of land.
2. Parking/garage courts, probably with controlled entry.
3. Reduced, or even nil provision acceptable for rented properties, subject to effective tenancy controls.
4. May be reduced where main provision is not allocated. Not always needed for flats.
5. Lower provision may be considered if vehicular trip rate constraints are to be applied in connection with a binding and enforceable Travel Plan.
6. Best provided side by side, or in another independently accessible form. Tandem parking arrangements are often under-utilised.

Appendix H: Parking Standards – Non-Residential Development

Land Use Class A1: Shops

Development of retail premises for the sale, display or provision of goods and services (except hot food) to visiting members of the public. Such development would include:

- grocers, green grocers, butchers, supermarkets, superstores, hypermarkets
- non-food retail warehouses but excluding retail warehouse clubs
- electrical goods and hardware stores
- garden centres/DIY stores
- pet shops/stores
- post offices
- ticket sales or travel agencies
- sale of sandwiches or other cold food for consumption off the premises
- internet (cyber) cafes
- hairdressers/beauty salons
- funeral directors
- hire of domestic or personal goods
- washing or cleaning of clothes/fabrics on the premises

Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicles	Car Parking
Food Retail up to 1,000m ²	1 space per 500m ²	1 space per 18m ²
Food Retail over 1,000m ²	1 space per 500m ²	1 space per 14m ²
Non Food Retail	1 space per 500m ²	1 space per 25m ²
Notes:	<p>1. Car parking provision includes spaces for staff.</p> <p>2. For Garden Centres greenhouses that are used predominantly for growing and are not open to members of the public should not be included as part of the gross floor space for determining the level of car parking provision. Up to 50% of the car parking spaces required can be provided as overflow car parks, which would not have to be constructed to as high a standard as the main car park.</p> <p>3. For all large retail establishments the provision for goods vehicles only applies up to a maximum of 6 spaces. For sites where more provision is required, a minimum of 6 spaces should be provided with the actual number being determined by consideration of the operational requirements and demonstrated through a Transport Assessment, which includes examination of the scope for a Freight Quality Partnership.</p>	

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/ shopping)	Medium to Long Term (meetings/workplace)
Up to 1,000m ²	1 space per 200m ²	1 space per 200m ²
Up to 5,000m ²	1 space per 400m ²	1 space per 400m ²
Over 5,000m ²	Minimum of 12 spaces; Additional Spaces Negotiable	

Land Use Class A2: Financial & Professional Services

Uses include development involving the provision of financial and professional services (except health and medical, which are covered under Classes C2 and D1) principally to visiting members of the public. Such development could include:

- banks , building societies and bureau de change
- estate agents
- employment agencies
- solicitors & accountants
- betting offices
- tourist information centres
- travel agents

Maximum Car Parking Standard

		Car Parking
All developments		1 space per 20m ²
Notes:	1. Car parking provision covers both spaces for staff and spaces for visitors/customers.	

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/shopping)	Medium to Long Term (meetings/workplace)
All developments	1 space per 1,000m ²	1 space per 200m ²
Minimum of 2 spaces to be provided		

Land Use Class A3: Restaurants and Cafes

This Use Class relates specifically to restaurants and cafes i.e. places where the primary purpose is the sale and consumption of food and light refreshments on the premises. Restaurants and Cafes are taken to be premises where large commercial vehicles are excluded. Transport Cafes are taken to be premises where large commercial vehicles are accepted.

Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicles	Car Parking	
		Employees	Customers
Restaurants & Cafes ⁽²⁾	see Note 1	1 space per 2 staff	1 space per 6m ²
Transport Cafes ⁽³⁾	1 lorry space per 5m ²	1 space per 2 staff	1 space per 15m ²
Notes:	1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. Includes roadside restaurants. 3. Car parking provision for customers should be contained within the allocated space for lorry parking.		

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/shopping)	Medium to Long Term (meetings/workplace)
All developments	1 space per 10 seats	1 space per 20 seats
Minimum of 2 spaces to be provided		

Land Use Class A4: Drinking Establishments

This Use Class caters specifically for pubs and bars i.e. where the primary purpose is the sale and consumption of alcoholic drink on the premises.

Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicles	Car Parking	
		Employees	Customers
Public Houses, Licensed Bars & Banqueting Halls ⁽²⁾	see Note 1	1 space per 2 staff	1 space per 10m ²
Notes:	Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. Includes bars open to non-residents in hotels and non-diners in restaurants.		

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/shopping)	Medium to Long Term (meetings/workplace)
All developments	1 space per 10 seats	1 space per 20 seats
Minimum of 2 spaces to be provided		

Land Use Class A5: Hot Food Takeaways

This Use Class caters specifically for takeaways and fast-food premises i.e. premises where the primary purpose is the sale of hot food to take away. These uses are differentiated from restaurants and cafes as they raise different issues such as extra traffic and parking demands.

Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicles	Car Parking	
		Employees	Customers
Takeaways ⁽²⁾	see Note 1	1 space per 2 staff	1 space per 8m ²
Notes:	1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. Includes 'drive-in' or 'drive-through' restaurants. Drive-in or drive-through developments must also provide sufficient on-site waiting space for vehicles to stand clear of the public highway.		

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/shopping)	Medium to Long Term (meetings/workplace)
All developments	1 space per 10 seats	1 space per 20 seats
Minimum of 2 spaces to be provided		

Land Use Class B1: Business

This Use Class includes office development (other than financial and professional services, which are covered under Land Use Class A2), research and development, and light industrial uses which can be carried out in a residential area without detriment to the amenity of that area. Offices will normally have a higher employment density and therefore a higher parking requirement than light industrial or research uses. B1 uses, particularly outside town centres, will normally require higher car parking provision than general industrial uses in Use Class B2, because of their higher employment density.

Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicles	Car Parking
Offices up to 500m ²	see Note 1	1 space per 20m ²
Offices 500 to 2,500m ²	see Note 1	1 space per 25m ²
Offices over 2,500m ²	see Note 1	1 space per 30m ²
High Tech/Research/Light Industrial	1 space per 200m ²	1 space per 35m ²
Notes:	1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. For large developments the provision for goods vehicles only applies up to a maximum of 6 spaces. For sites where more provision is required, a minimum of 6 spaces should be provided with the actual number being determined by consideration of the operational requirements and demonstrated through a Transport Assessment.	

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/shopping)	Medium to Long Term (meetings/workplace)
All developments	1 space per 1,000m ²	1 space per 200m ²
Minimum of 2 spaces to be provided		

Land Use Class B2: General Industrial

Use Class B2 covers development of any size to accommodate industrial processes which do not meet the residential amenity test of Use Class B1. PPG13 and regional policy do not set a standard for such development. The Kent standard is a single maximum value of 1 space per 50 m² but should be applied with discretion to industrial premises that will demonstrate a high employee density, comparable, for example, with B1 High Tech and research.

Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicles	Car Parking
Up to 200m ²	see Note 1	3 spaces
Over 200m ²	1 space per 200m ²	1 space per 50m ²
Notes:	1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. For large developments the provision for goods vehicles only applies up to a maximum of 6 spaces. For sites where more provision is required, a minimum of 6 spaces should be provided with the actual number being determined by consideration of the operational requirements and demonstrated through a Transport Assessment.	

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/shopping)	Medium to Long Term (meetings/workplace)
All developments	1 space per 1,000m ²	1 space per 200m ²
Minimum of 2 spaces to be provided		

Land Use Class B8: Storage & Distribution

Use Class B8 covers development for the storage and distribution of food and other products, and the wholesale trade of such goods (but excluding any retail use for the general public or shopping “discount clubs” which are covered by Use Class A1).

Maximum Goods Vehicle & Car Parking Standards

	Goods Vehicles	Car Parking
Storage & Distribution	1 space per 300m ²	1 space per 110m ²
Wholesale Trade Distribution	1 space per 300m ²	1 space per 35m ²
Notes	1. Parking provision for associated office space to be determined using the standards set out under Land Use Class B1.	

Minimum Cycle Parking Standards

	Short to Medium Term (collection/delivery/shopping)	Medium to Long Term (meetings/workplace)
All developments	1 space per 1,000m ²	1 space per 200m ²
Minimum of 2 spaces to be provided		

Land Use Class C1: Hotels

Use Class C1 covers development providing accommodation for payment (including self-catering accommodation) which cannot be classed as residential and where there is no significant element of care provided. This includes self-catering accommodation grouped together, such as caravan or chalet parks, but not individual premises which will be regarded as dwellings under Land Use Class C3. Residential hostels are however excluded are an unclassified (*sui generis*) use. Developments within this Land Use Class would include:

- hotels, motels, boarding & guest houses
- holiday/touring caravan sites & campsites

Maximum Vehicle Parking Standards

	Goods Vehicles & Coach Parking	Car Parking	
		employees	guests/visitors
Hotels, Motels, Boarding & Guest Houses	See Notes 1 & 2	1 space per 2 staff	1 space per bedroom (see Note 3)
All Other Forms of Development	see Note 1	1 space per 2 staff	1 space per unit/pitch + 1 space per 3 units of 5 person capacity or greater
Notes:	<p>1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway.</p> <p>2. For developments exceeding 20 bedrooms, suitable provision should be made for coaches. This should take the form of either: -</p> <p>(a) Facilities to drop-off and pick-up guests which may consist of a lay-by adjacent to the public highway or utilisation of the car parking area (exact details to be agreed with the Local Planning Authority), or</p> <p>(b) Coach parking provision of 1 space per 20 bedrooms contained within the allocated space for car parking.</p> <p>3. An additional provision should be made where bars and restaurant facilities are open to the general public of one third of the appropriate standard contained under Class A3. For bars this equates to 1 space per 12m² for restaurants this would be 1 space per 15m².</p>		

Minimum Cycle Parking Standards

All developments	1 space per 10 beds, units or pitches
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Land Use Class C2: Residential Institutions

Use Class C2 covers development that provides residential accommodation which includes an element of care for people in need, and residential accommodation for an education establishment.

Maximum Vehicle Parking Standards

	Goods Vehicles	Car Parking	
		Employees	Residents/visitors
Nursing/Residential Care Homes	Minimum of 1 space for an Ambulance (see Note 1)	1 space per resident staff + 1 space per 2 other staff	1 space per 6 beds or residents
Hospitals & Hospices	See Notes 1 & 2	1 space per 2 staff	2 spaces per 3 beds
Residential Schools, Colleges or Training Centres	See Note 1 & 3	1 space per resident staff + 1 space per 2 other staff	1 space per 15 students
Notes:	1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. Sufficient ambulance bays and/or parking should be provided to meet the operational needs of the development. Exact details should be agreed with the Local Planning Authority. 3. At special schools there is a need to include appropriate additional spaces for ambulances, taxis and coaches		

Minimum Cycle Parking Standards

Hospitals & other residential institutions offering a level of care	1 space per 10 beds
Residential schools, colleges & training centres	1 space per 5 students

Land Use Class C3: Dwellings

Use Class C3 covers dwellings for occupation by single persons or families, shared accommodation where up to 6 persons live together as a single household, self-contained individual accommodation with a resident warden (sheltered accommodation) and static residential caravan sites.

Maximum Vehicle Parking Standards

		Car Parking
1 bedroom		1 space per dwelling
2 and 3 bedrooms		2 spaces per dwelling
4 or more bedrooms		3 spaces per dwelling
Sheltered Accommodation		1 space per resident warden + 1 space per 2 units
Notes:	<p>1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis.</p> <p>2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.</p>	

Minimum Cycle Parking Standards

Individual residential dwellings ⁽¹⁾	1 space per bedroom
Flats & maisonettes ⁽²⁾	1 space per unit
Sheltered accommodation ⁽²⁾	1 space per 5 units
Notes:	<p>1. Cycle parking provision should normally be provided within the curtilage of the residential dwelling. Where a garage is provided it should be of a suitable size to accommodate the required cycle parking provision.</p> <p>2. Parking provision should be provided as a secure communal facility where a suitable alternative is not available.</p>

Land Use Class D1: Non Residential Institutions

Use Class D1 covers development where there is no residential element, which is not used principally as a place of entertainment but where members of the public have access e.g. education and health facilities. It includes day centres, adult training centres and other premises for the provision of non resident social services as well as non-residential schools and colleges.

Maximum Vehicle Parking Standards

	Goods Vehicles	Car Parking	
		Employees	Pupils/visitors/clients
Primary & Secondary Schools	See Notes 1, 2, 3 & 6	1 space per staff + 10%	
Further & Higher Education	See Notes 1, 2 & 3	1 space per 1 staff	1 space per 7 students
Libraries/Art Galleries/Museums Public /Exhibition Hall	See Note 1	1 space per 60m ²	
Places of Worship	See Note 1	1 space per 5 seats	
Medical Centres/Clinics/Surgeries (including veterinary surgeries)	See Notes 1 & 4	1 space per 2 staff	4 spaces per consulting/treatment room
Nurseries/Crèches/Playschools	See Notes 1 & 3	1 space per 2 staff	1 space per 4 children
Day Care Centres	See Notes 1 & 5	1 space per 2 staff	1 space per 4 attendees
Notes:	<ol style="list-style-type: none"> 1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. Provision should be made to accommodate school/public transport vehicles delivering and picking-up children. 3. Appropriate provision should be made for the setting down and picking up of children in a safe environment and in a manner that does not unduly interfere with the operation and use of the public highway. Exact details should be agreed with the Local Planning Authority. 4. Provision should be made to accommodate ambulances where appropriate. 5. Provision within the overall allocation for car parking should be made for mini-buses where these are used to transport people to and from the day care centres. 6. At special schools there is a need to include appropriate additional spaces for ambulances, taxis and coaches. 		

Minimum Cycle Parking Standards

Junior Schools		1 space per 50 pupils
Secondary Schools; Further & Higher Education	See Note 1	1 space per 7 pupils/students
Medical Centres/Surgeries		1 space per 2 consulting/treatment rooms
Other Non-Residential Institutions		1 space per 50 seats or 100m ²
Notes:	1 Where there is demand minimum provision should be exceeded (up to 1 space per 5 pupils/students)	

Land Use Class D2: Assembly & Leisure

Use Class D2 covers development of sites for leisure, recreation and entertainment purposes (excluding libraries, art galleries, museums and exhibition halls which are covered by Use Class D1 and theatres and casinos which are unclassified [sui generis] uses).

Maximum Vehicle Parking Standards

	Car Parking
Cinemas, Concert Halls, Conference Centres, Bingo Halls	1 space per 5 seats
Social Clubs, Discotheques, Dance Halls, Ballrooms,	1 space per 22m ²
Multi-Activity Sports & Leisure Centres, Swimming Pools, Ice Rinks, Health & Fitness Centres, Gymnasia	1 space per 22m ² + 1 space per 15 seats where appropriate
Marinas & Other Boating Facilities	1 space per mooring or berth
Stadia	1 space per 15 seats (see Note 2)
Bowling Green/Centres/Alleys, Snooker Halls, Tennis/Squash/Badminton Clubs	3 spaces per lane/court/table (see Note 3)
Outdoor Sports Facilities, Playing Fields	1 space per 2 participants + 1 space per 15 spectators
Golf Courses & Driving Ranges	3 spaces per hole/bay
Equestrian Centres, Riding Stables	1 space per stable
Historic House & Gardens, Country Parks	1 space per 400 visitors per annum (see Note 4)
Theme Parks, Leisure Parks	1 space per 200 visitors per annum (see Note 4)
Other Uses	1 space per 22m ²
Notes:	<ol style="list-style-type: none"> 1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. Provision should also be made for coach parking with a maximum standard of 1 coach space per 300 seats. Such provision is to be provided as an alternative to car parking provision. 3. Where provisions are made within the development to accommodate spectators then an additional parking provision of 1 space per 15 seats should be provided. 4. Provision should also be made for coach parking with a maximum standard of 1 coach space per 5,000 visitors per annum.

Minimum Cycle Parking Standards

	Short Term (collection/delivery/shopping)	Long Term (meetings/workplace)
Leisure & Entertainment Venues	1 space per 300 seats	1 space per 300 seats
Sports Facilities & Venues	1 space per 10 participants + 10%	1 space per 10 staff

Appendix I: Residential Extensions: Technical Standards

Residential Extensions - Local Impact

Neighbour Implications

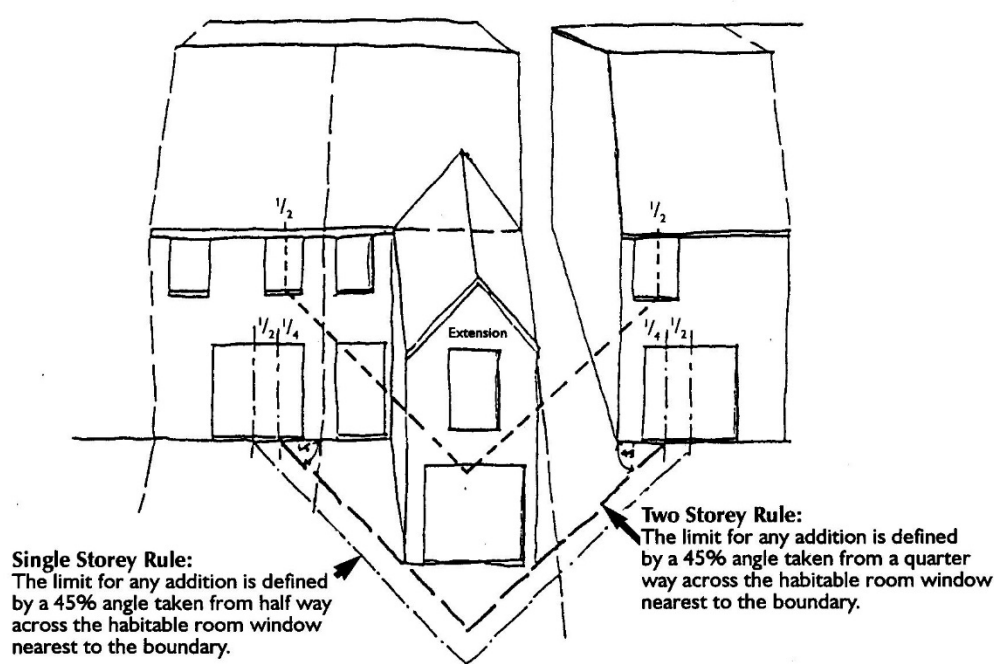
1. Any extension to a property which would by reason of its size, siting or design be so overly oppressive or dominating in relation to an adjoining dwelling as to unduly overshadow or cause loss of daylight or sunlight will not be permitted.
2. In some cases the Council will need to test individual proposals against the criteria set out in the Building Research Establishment document, Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (1991). Applicants will be advised if such investigations identify particular difficulties.

Privacy

3. Where the principal windows of two dwellings are directly opposite each other, at least 21 metres should be maintained between the windows so as to avoid an unacceptable loss of privacy.
4. In order to avoid an unacceptable loss of privacy to the private garden areas of adjoining properties, all new windows and balconies should have their principal outlook so that it avoids direct overlooking into such areas and none should overlook these areas at a distance of less than 21 metres.
5. Windows which have a flank outlook into the private garden area of an adjoining property will not be permitted. Where such windows are exceptionally justified, the use of high level strip windows or obscured glass, with top opening fanlights only, will be required.
6. The provision of a balcony above a flat roofed extension will not be acceptable unless fitted with a privacy screen to block out flank views into the private area of adjoining properties. Such privacy features must be designed so that they do not harm the character or appearance of the individual dwelling or the wider area.

Outlook and Daylight

7. In order to minimise any reduction in daylight into adjoining dwellings, and any impact on the outlook from such dwellings arising from an extension, both single and two storey rear extensions should be designed so as to fall within the relevant 45° angle zone as taken from the nearest habitable room window of an adjoining property (see diagram). Large two-storey rear extensions are unacceptable where dwellings are closely spaced.



45% Rule Relating Primarily to Two Storey Rear Additions

Note: Where the nearest habitable room is on the first floor the single storey rule will be applied from that window in determining the limit for any addition.

Sunlight

8. Proposals for extensions should minimise loss of sunlight and overshadowing on the private garden area of adjoining dwellings. An extension should therefore be carefully designed in terms of size and siting in relation to adjoining properties, particularly where an extension is set to the south or west of an adjoining property. The private area is normally considered as being an area 3 metres in depth extending from the rear main wall of a property.

Appendix J: Special Areas of Conservation (SAC)

North Downs Woodlands (part)

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

Citation for Special Area of Conservation (SAC)

Name:	North Downs Woodlands
Unitary Authority/County:	Medway, Kent
SAC status:	Designated on 1 April 2005
Grid reference:	TQ674629
SAC EU code:	UK0030225
Area (ha):	287.58
Component SSSI:	Halling to Trottscliffe Escarpment SSSI, Wouldham to Detling Escarpment SSSI

Site description:

This site consists of mature beech *Fagus sylvatica* forests and yew *Taxus baccata* woods on steep slopes. The stands lie within a mosaic of scrub, other woodland types and areas of unimproved grassland on thin chalk soils.

The beech and yew woodland is on thin chalk soils and where the ground flora is not shaded dog's mercury *Mercurialis perennis* predominates. Associated with it is stinking iris *Iris foetidissima* and several very scarce species such as lady orchid *Orchis purpurea* and stinking hellebore *Helleborus foetidus*.

The chalk grassland, on warm south-facing slopes, is dominated by upright brome *Bromopsis erecta* and sheep's-fescue *Festuca ovina* but supports many other plants which are characteristic of unimproved downland, including the nationally rare ground pine *Ajuga chamaepitys*.

Qualifying habitats: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- *Taxus baccata* woods of the British Isles. (Yew-dominated woodland)*
- *Asperulo-Fagetum* beech forests. (Beech forests on neutral to rich soils)
- Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*). (Dry grasslands and scrublands on chalk or limestone)

Annex I priority habitats are denoted by an asterisk (*).

This citation relates to a site entered in the Register of European Sites for Great Britain.
 Register reference number: UK0030225
 Date of registration: 14 June 2005
 Signed: *Trevor Salmon*
 On behalf of the Secretary of State for Environment, Food and Rural Affairs



Peter's Pit

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

Citation for Special Area of Conservation (SAC)

Name: Peter's Pit
Unitary Authority/County: Kent
SAC status: Designated on 1 April 2005
Grid reference: TQ717628
SAC EU code: UK0030237
Area (ha): 28.30
Component SSSI: Peter's Pit SSSI

Site description:

Peter's Pit is an old chalk quarry with adjoining soil-stripped fields on the North Downs, with scattered ponds situated amongst grassland, scrub and woodland. The ponds have widely fluctuating water levels and support large breeding populations of great crested newt *Triturus cristatus*.

The site has an undulating terrain in which many rain fed ponds, of various sizes, have developed. Those which dry up early in the season are of less interest, but five ponds are sufficiently large to support very substantial populations of amphibians, particularly the great crested newt. The value of the site for newts is enhanced by the presence, around the edges and between the ponds, of areas of scrub with loose rock which serve as day and winter refuges. Aquatic vegetation provides shelter in the pond environment.

Qualifying species: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:

- Great crested newt *Triturus cristatus*

This citation relates to a site entered in the Register of European Sites for Great Britain.
Register reference number: UK0030237
Date of registration: 14 June 2005
Signed: *Tina Sabin*
On behalf of the Secretary of State for Environment,
Food and Rural Affairs



Peter's Pit SAC UK0030237
Compilation date: May 2005 Version: 1
Designation citation Page 1 of 1

Appendix K: Sites of Special Scientific Interest

Wouldham to Detling Escarpment (part)

This 10 km stretch of the chalk escarpment to the north of Maidstone includes representative examples of woodland, scrub and unimproved grassland habitats on chalk, which support a number of rare and scarce species of plants and invertebrates. The Culand Pits are also of importance because of their rich and unique fossil fauna which includes a variety of fish and reptiles.

Peters Pit Wouldham

This site supports one of the largest populations of the great crested newt *Triturus cristatus* in Britain, a species afforded special protection under the Wildlife and Countryside Act 1981. Two other newt species also breed here together with frogs and at least two species of reptile.

Holborough to Burham Marshes

This site lies along the flood plain of the River Medway, which at this point is still tidal. A variety of habitats are present including extensive reedbeds, open water, fen, grassland, scrub and woodland. The many different habitats support a wide variety of breeding birds and the site is also important for wintering wildfowl and waders. A number of scarce wetland plants occur and it is also a locality of a rare moth, a rare beetle, and 3 rare bee species.

Houlder to Monarch Hill Pits Upper Halling

Upper Halling is important for Quaternary studies. It provides lithostratigraphic and biostratigraphic evidence for environmental changes during the Late Devensian. The sequence of sediments infills a dry valley and comprises 1) Late Devensian gelifluction deposits overlain by 2) two sheets of Late-glacial gelifluction and hillwash deposits separated by a fossil soil assigned to the Lateglacial Interstadial. The Late-glacial deposits contain a fauna of land Mollusca. Variations in the faunal assemblages together with associated lithological changes provide a valuable record of Late-glacial environmental history in south east England.

Halling to Trottiscliffe Escarpment (part)

This site consists of an extensive area of the North Downs west of the Medway Gap. The site is representative of Chalk grassland in west Kent and beech woodland on the chalk. Outstanding assemblages of plants and invertebrates are present.

Trottiscliffe Meadows

This site is one of few remaining examples of unimproved meadow in Kent and it supports a number of species scarce in the county. In recent years this habitat type has become increasingly uncommon as most fields have now been ploughed or drained with a resulting loss of interest.

Oldbury and Seal Chart (part)

This site lies on the Lower Greensand ridge to the east of Sevenoaks. It contains acidic sessile oak woodland of ancient origin, more typical of northern and western Britain, together with relict heathland communities and more recently-derived secondary woodland. An outstanding assemblage of fungi is present, numbering over 250 species and including several that are rare* or scarce in Britain. Characteristic communities of invertebrates and bryophytes (mosses and liverworts) also occur.

Bourne Alder Carr

Bourne Alder Carr is a representative example of Wealden valley alderwood, with a rich flora including several locally-distributed plants.

One Tree Hill and Bitchet Common (part)

Situated to the south-east of Sevenoaks, this site comprises an extensive area of woodland of varied composition on the Lower Greensand. Some plants and invertebrates of restricted distribution are present, including the slug *Tandonia rustica* at its only known British locality.

Aylesford Pit

This pit, which dates back over a century, provides excellent exposures of fossiliferous Medway Terrace deposits overlying (Cretaceous) Folkestone Beds. In addition to numerous mammalian bones, the site has also yielded a wealth of Paleolithic artefacts. Although well known and often visited its geographical isolation has made precise correlation with the main Thames sequence uncertain. The remaining exposures at this, the most important Medway Pleistocene site, will continue to be of major interest and significance.

Wateringbury

The site at Wateringbury contains a tufa deposit important for Quaternary studies. Tufa is a soft calcium carbonate commonly precipitated by springs which have flowed through chalk or limestone. Tufa is geologically important as it often provides

a detailed and complete stratigraphy, preserving a rich and diverse fauna commonly *in situ* and therefore reflecting local and regional environmental changes.

Appendix L: Historic Parks & Gardens

Aylesford Parish

(a) **The Friars, Aylesford**

Founded in 1242, the site has gardens associated with Aylesford Priory. The site has pleasant grass walks, seats beside the old stone ponds and limited planting.

East Malling and Larkfield Parish

(b) **Clare House, East Malling**

Substantial landscaped parkland from the 18th century containing fine specimen trees, a lake and a stable block. The property is screened by boundary trees which remains mostly intact.

(c) **Hatton Garden, Bradbourne House, East Malling**

Grade 1 listed house with Tudor origins and 18th Century extension and alterations, set within 8 hectares of landscaped parkland containing ornamental lake and specimen trees.

East Peckham Parish

(d) **Roydon Hall, East Peckham**

An Elizabethan manor house with walled gardens which date from the early-to-mid 16th century. A rose garden and an orchard was also added in 1991 (partly also lies in Wateringbury Parish)

Hadlow Parish

(e) **North Frith, Hadlow**

65 acres of parkland, sweeping lawns with two ornamental lakes and specimen trees surrounding mansion house from 18th century.

Hildenborough Parish

(f) **Foxbush, Hildenborough**

Manor House built in 1866 and set in landscaped parkland with small wooded areas.

Ightham Parish

(g) **Ightham Court, Ightham**

Gardens and woodland of 13 hectares surround a small country house dating from the late 17th century. The current garden layout includes many features surviving from the formal layout of the same period.

(h) **Ightham Mote, Ightham**

A moated 14th century manor house surrounded by gardens with water features in a secluded valley.

Mereworth Parish

(i) **Mere House, Mereworth**

Mere House was originally a late-18th century informal park and lake associated with the rectory of the same date (1780). The site now includes a Victorian (1837-1901) garden. There is a further garden and many trees planted from 1958.

(j) **Mereworth Castle**

The castle, built in 1723, is surrounded by formal gardens and set in an 18th-century landscape park of 80 hectares. The formal gardens were created between 1834 and 1837 (also partly in East Peckham Parish and partly in Wateringbury Parish)

(k) **Yotes Court, Mereworth**

The gardens at Yotes Court date from the 18th century, and include large lawns, a walled kitchen garden and a pool. (partly also in West Peckham Parish)

Platt Parish

(l) **Great Comp, Platt**

The early-17th century house has a large informal private garden, developed since the early-1960s by Mr and Mrs Cameron. There are bold effective planting associations with abundant ground cover (part lies in Offham Parish).

Plaxtol Parish

(m) **Fairlawne, Plaxtol**

Formal gardens, dating from the late 17th century. The gardens are now greatly altered (also partly in Shipbourne Parish and partly in Ightham Parish) .

Shipbourne Parish

(n) **Fairhill, Shipbourne**

In records as early as the beginning of the 19th century estate, the garden has been remodelled over the years, including the addition of a ornamental garden, greenhouses and stables (partly in Hildenborough Parish).

Tonbridge

(o) **Mabledon Park, Tunbridge Wells**

Parkland and garden of 43 hectares (106 acres) surrounding an early 19th-century villa, which both Decimus Burton and Joseph Parkinson were involved in the creation of.

(p) **Somerhill Park, Tunbridge Wells**

Somerhill Park is an early 17th-century park of 75 hectares (185 acres) with 19th-century formal gardens of 1.5 hectares (3.7 acres). The park is now in divided use and ownership. The core park and grounds amounts to 24 hectares.

Wateringbury Parish

(q) **Wateringbury Place, Wateringbury**

Formal and informal gardens in the grounds of Wateringbury place, the grounds north of the carriageway is set in attractive parkland which links the conservation area with an attractive farm complex.

West Malling Parish

(r) **Douces Manor and Manor Park, West Malling**

Part of the 18th century estate created by Thomas Douce. Douces Manor is set in landscaped gardens, featuring sweeping lawns, mature trees and a lake.

(s) **Malling Place and Gundulf's Meadow, West Malling**

Malling Place is a 16th century or earlier manor with indications of formal landscaping with gate piers, and evidence of a long avenue of trees and some other features clearly part of an historic designed landscape, such as a small grotto.

(t) **West Malling Abbey and Pilsdon Community, West Malling**

An historic complex comprising ruins and surviving in-use structures of the medieval nunnery of St. Marys. Monastic establishments were renowned for their garden and management of the land, including water systems. They tended to be multi-purpose, serving medicinal, sensory well-being, as well as food needs.

West Peckham Parish

(u) **Hamptons, West Peckham**

Forms part of the chain of landscaped parkland surrounding the early 19th century country house, Hamptons (also lies partly in Plaxtol Parish).

(v) **Oxen Hoath, West Peckham**

A formal parterre laid out in the 1840s by William Nesfield. The house is set in 18th-century parkland (part lies in Hadlow Parish).

Wrotham Parish

(w) **Yaldham Manor**

Formal gardens and parkland of 58 hectares (144 acres) associated with the principle building, Yaldham Manor, which dates from the 15th century.

Appendix M: Scheduled Ancient Monuments

Addington Parish

- Addington Long Barrow
- The Chestnuts Long Barrow

Aylesford Parish

- Little Kit's Coty House Megalithic Tomb
- Romano-British villa, Anglo-Saxon cemetery and associated remains at Eccles.
- Kit's Coty House Long Barrow
- White Horse Stone
- Aylesford Bridge

East Malling & Larkfield Parish

- Part of an Iron Age enclosure and a minor Roman villa 128m SSE of the Church of St. James.

Ightham Parish

- Ightham More Medieval moated site
- Large multivallate hillfort and Palaeolithic rock shelters at Oldbury Hill

Kings Hill Parish

- World War II Bofors Anti-aircraft gun tower, Pickett-Hamilton fort and pillbox: part of the airfield defences of RAF West Malling fighter station (Grid ref: TQ 67941 55697).

Leybourne Parish

- Leybourne Castle

Offham Parish

- The Quintain on the Green
- Chapel of St. Blaise

Plaxtol Parish

- Old Soar Manor: a fortified medieval house
- Roughway Bridge

Snodland Parish

- Roman villa 200m north of church

Tonbridge Parish

- Tonbridge Castle
- Town Banks
- Medieval hall at No 186 High Street

Trottiscliffe Parish

- Bowl barrow south of Mount Mead
- Coldrum Megalithic Tomb, Trottiscliffe

West Peckham Parish

- Preceptory at Dukes Place.

West Malling Parish

- Tower keep castle at West Malling
- St. Mary's Abbey: a Benedictine abbey north and east of Water Lane

Appendix N: Conservation Areas

Conservation Areas, by Parish

Addington Parish

Addington

Aylesford Parish

Aylesford

Holtwood

Birling Parish

Birling

Birling Place

Ditton Parish

Cobdown Farm

Ditton

East Malling & Larkfield Parish

Bradbourne

Clare Park & Blacklands

East Malling Village

Larkfield Church

Mill Street

New Barns and Broadwater Farm

East Peckham Parish

Bullen Corner

Little Mill

Mereworth Castle (part)

Roydon

Snoll Hatch

Hadlow Parish

Hadlow

North Frith

Hildenborough Parish

Coldharbour

Hildenborough

Ightham Parish

Fairlawne (part)

Ightham

Ightham Mote

Ivy Hatch

Oldbury

Mereworth Parish

Butchers Lane

Mereworth Castle (part)

The Street

Yotes Court

Offham Parish

Aldon

Offam

Offham Church

Platt Parish

Platt

Plaxtol Parish

Claygate Cross
Fairlawne (part)
Old Soar and Allens
Plaxtol
Roughway

Ryarsh Parish

Ryarsh Village

Shipbourne Parish

Budds Green
Fairlawne (part)
Shipbourne

Snodland Parish

Holborough Mill
Paddlesworth
Snodland

Stansted Parish

Fairseat
Stansted

Tonbridge

Haysden
Quarry Hill
Tonbridge

Trottiscliffe Parish

Trottiscliffe

Wateringbury Parish

Mereworth Castle (part)

Pizien Well

Wateringbury

Wateringbury Station

West Malling Parish

West Malling

West Peckham Parish

Oxenhoath and Hamptons

West Peckham

Wrotham Parish

Butts Hill

Wotham

Wrotham Water

Appendix O: Local Sites

Local Wildlife Sites

Addington Parish

- (a) **Addington Meadow**
- Dry acid grassland with at least six acid grassland indicator plant species (KWT Ref TM13).

Aylesford Parish

- (b) **Aylesford Old Pit**
- A disused gravel pit now largely dominated by willow woodland with about 5 ha of wet woodland (KWT Ref TM16).
- (c) **Eccles Old Pit**
- Former industrial site and clay pit now characterised by mosaic of dense and scattered scrub and mature secondary woodland interspersed with areas of rank vegetation and pioneer mossy scrub (KWT Ref TM25).
- (d) **Frith Wood etc. Kit's Coty**
- 18 acres of ancient woodland including ancient mixed broadleaved species and mixed coppices. An area of horse grazed pasture land lies adjacent to the north west (KWT Ref TM28).
- (e) **Blue Bell Hill Banks and Verges** (Part lies in Boxley)
- Wide, chalky verges and banks associated with steep vertical chalk cliffs formed by the road cutting through the North Downs, an important botanical site for chalk flora, particularly orchid species (KWT Ref TM57/MA57).
- (f) **Walderslade Woods** (Most part lies in Boxley)
- Three dip slope dry valleys cut into the North Downs are the site for ancient broadleaved woodland, with over 30 ancient woodland indicator plants recorded, and several unimproved grassland clearings (KWT Ref TM67/MA67).

Borough Green Parish

(g) **Bourne Valley Woods**

Ancient broadleaved woodland associated with the river Bourne and its tributaries. There are 35 ancient woodland indicator plants recorded, a small area of chalk grassland with at least 5 indicator plant species and an old orchard rich in bryophytes and lichens (KWT Ref TM27).

Ditton Parish

(h) **Ditton Court Quarry**

A variety of successional habitats have established themselves here due to Natural colonisation and planting especially favourable to lime-loving species. (KWT Ref TM58).

(i) **Oaken Wood** (Part of lies in East Malling and Larkfield, majority lies in Barming)

Over 200ha of actively managed ancient broadleaved woodland important for a wide variety of birds and invertebrates (KWT Ref TM12/MA12).

East Malling and Larkfield Parish

(j) **Leybourne Lakes** (Part lies in Snodland)

A series of water-filled gravel pits, calcareous streams, dykes rough grassland, scrub and woodland. Important to a wide range of wildlife including 100 birds species and some uncommon animals e.g. water voles (KWT Ref TM30).

East Peckham Parish

(k) **East Peckham Ponds**

A series of ponds and copses with rough grassland and scrubby areas along the river Medway (KWT Ref TM19).

(l) **East Tonbridge Copses & Dykes** (Part lies in Hadlow)

A complex of small copses and shaws, pastures, ditches and the river Medway and its tributaries.

Ditches and streams have a varied marginal and aquatic flora (KWT Ref TM20/TW20).

- (m) **Hale Street Ponds & Pastures** (Majority lies in Yalding)

Wetland habitats supporting interesting ranges of aquatic and emergent plants with ponds, dykes, rough grassland and pasture along the banks of the river Medway (KWT Ref TM18/MA18).

- (n) **Somerhill Park** (Majority lies in Capel)

Grassland with 300 year old parkland trees, small streams, damp flushes, marshy grassland and a large lake (KWT Ref TW19).

- (o) **Woods & Pasture, Nettlestead Green** (Majority lies in Nettlestead)

Predominantly heavy, acidic clay soils support a converted conifer plantation with historic evidence of once being ancient broadleaved woodland. Currently a high forest with some mature oak over spruce and a variety of coppices (KWT Ref TM33/MA33).

Hadlow Parish

- (p) **Golden Stable Wood, North Frith**

A managed site comprising ancient Wealden woodland, streams and ponds. Ground flora is dominated by bluebells and the woodland is mostly broadleaves with a mixture of conifers (KWT Ref TM22).

Kings Hill Parish

- (q) **Kings Hill Golf Course, Cattering and Hoath Woods** (Part lies in Wateringbury)

A sweet chestnut species dominates a large area of ancient woodland with Standard Oaks, Beech and fungi lightly interspersed. There is also a small area of heathland, a relict from Cannon Heath (KWT Ref TM38).

Leybourne Parish

(r) **Leybourne Wood**

A series of ponds and copses with rough grassland and scrubby areas along the river Medway (KWT Ref TM15).

Mereworth Parish

(s) **Mereworth Woods (East)** (Part lies in West Malling and Offham)

Forms, along with Mereworth Woods (west), one of the largest continuous tracts of woodland. Comprises ancient and secondary woodland with varied ground flora (KWT Ref TM32).

(t) **Mereworth Woods (West)** (Part lies in West Peckham, Plaxtol and Offham)

Forms, along with Mereworth Woods (east), one of the largest continuous tracts of woodland. Formerly all ancient woodland although much has now been converted to conifers and pure chestnut coppice, 60 ancient woodland indicator plant species have been recorded (KWT Ref TM31).

(u) **St Lawrence church**

A large, open Churchyard rich in lower plants with over 100 species of lichen species and common grassland fungi (KWT Ref TM37)

Offham Parish

(v) **Disused Quarry**

Formerly a Ragstone quarry with small areas of grassland interspersed between scrubby secondary woodland and mainly marginalised scrub (KWT Ref TM34).

(w) **Moorland Woods**

An actively managed mixed broadleaved coppice woodland. Varied ground flora is present throughout the woodland with a small area of rough grassland (KWT Ref TM11).

Platt Parish

(x) **Valley Wood & Wrotham Golf Course**

Remnants of a larger area of dry and wet heathland, and sessile oak woodland. Main interest lies in the woodlands and roughs which are integral parts of the golf course (KWT Ref TM02)

Plaxtol Parish

(y) **Boot Wood, Yopps Green**

A complex bryophyte rich ancient woodland with interconnecting and contiguous secondary woodland. 39 ancient woodland indicator species are present (KWT Ref TM01).

(z) **Hampton's Paddock, near Dunk's Green**

An area of unimproved and semi-improved neutral grassland together with a small grassy stream and ditch. It consists of a small horse-grazed paddock with occasional mature oak trees (KWT Ref TM06).

Ryarsh Parish

(aa) **Ryarsh Wood** (Part lies in Addington, part lies in Trottiscliffe)

A very rich mixed, mostly managed woodland with damp soils, ditches, ponds and small streams supporting rich ground fauna (KWT Ref TM29/TW29).

Shipbourne Parish

(ab) **Shipbourne Common**

Rough semi-improved neutral to acid grassland with occasional trees and a small strip of old woodland (KWT Ref TM24).

(ac) **One Tree Hill, Underiver** (Majority lies in Seal)

Some Ancient Woodland and neutral Grasslands with base-rich flushes, which are becoming increasingly rare habitats (KWT Ref SE42).

(ad) **Wood, Dunk's Green**

A small semi-natural woodland formerly managed as coppice with standards on heavy clay soils. Oaks are occasional but it mainly comprises overstand ash or locally abundant hornbeam with a stream running near the northern perimeter. (KWT Ref TM08).

Snodland

(ae) **Arable field, Lad's Farm Upper Halling (*extra to SSSI*)**

Nationally scarce ground pine is present at this small arable field, along with a suite of other rare and scarce species (KWT Ref TM35).

(af) **South Hill & Houlder Quarries** (Part lies in Halling)

A large, disused chalk pit on two levels colonised by birch scrub with some hawthorn, dogwood and wayfaring trees (KWT Ref TM10/ME10).

(ag) **White Horse Wood & Holly Hill (*adj. Halling to Trottscliffe SSSI*)** (Part lies in Birling, part lies in Luddesdown)

A large area of mostly ancient mixed broadleaved woodland comprised mainly of actively managed pure coppice although hornbeam, ash, hazel, field maple, willow and birch trees all occur (KWT Ref TM14/GR14).

Tonbridge

(ah) **Vauxhall Lane Woods, Southborough** (Majority lies in Southborough)

Little Rook Wood, Rook Wood and Beeches Wood form a series of broadleaved woods, one of which is ancient (KWT Ref TM50/TW50).

(ai) **River Medway South of Leigh** (Part lies in Leigh)

A mosaic of rough, dry or damp cattle-grazed grassland with dykes, some subject to intermittent inundation together with lakes and small damp copses

along the river Medway, has considerable wildlife interest (KWT Ref TM26/SE26).

Trottscliffe Parish

(aj) **Fields near Wrotham Water and Chalk Meadows**

Complementary to the adjacent Trottscliffe SSSI are three small areas of unimproved grassland supporting a good range of flowering plants and common orchids. Extremely herb rich sloping fields, containing a mixtures of chalk pioneer species, some arable annual weeds and a variety of species associated with grasslands (KWT Ref TM41).

(ak) **Reservoir, Woods & Pasture** (Part lies in Wrotham)

Situated on Gault Clay, this area contains a variety of habitats, including a reservoir, swamp and rough grassland, an area of broadleaved coppice woodland and a small meadow (KWT Ref TM04).

West Malling Parish

(al) **St Mary's Churchyard**

The variety of stone and design of tombs, with their different aspects, provides a range of habitats and niches for many species of lichen and bryophytes (KWT Ref TM61).

West Peckham Parish

(am) **Hazel Wood & Paddling Brook Shaw**

This site comprises three blocks of woodland: Hazel Wood, Court Lodge Shaw and Paddling Brook Shaw. The latter is wet woodland, a biodiversity action plan priority habitat. (KWT Ref TM60).

Wrotham Parish

(an) **Wrotham Downs**

This is a fairly important site for species-rare calcareous grassland and associate scrub and relict semi-natural broadleaved woodland (KWT Ref TM05).

(ao) **Wrotham Hill**

Ancient woodland and chalk grassland with 13 ancient woodland indicator plants and 11 chalk grassland indicator plants recorded (KWT Ref TM55).

Wouldham Parish

(ap) **Bridge Woods** (Part lies in Burham)

Area of geomorphologically varied semi-natural woodland with wooded dry valleys, chalky slopes, heavy clays and some areas of lighter sands (KWT Ref TM09/ME09).

(aq) **River Medway and Marshes, Wouldham** (Part lies in Halling)

An area of freshwater marsh along the River Medway to the north and dyke divided areas of permanent grazing land to the south (KWT Ref TM03/ME03).

Regionally Important Geological Sites (RIGS)

Aylesford Parish

(ar) **Aylesford Pit**

A working pit providing excellent sections through Lower Cretaceous and Pleistocene sediments (T&M5 RIGS).

(as) **Hays Depot Yard**

A typical example of Kentish Ragstone and Hassock lithologies with three bands of horizontal Ragstone strata exposed (T&M2 RIGS).

(at) **Wagon's Pit, Aylesford**

A working pit providing excellent sections through Lower Cretaceous and Pleistocene sediments (T&M4 RIGS).

Burham Parish

- (au) **Lower Culand Pit**
- An important fossil collecting site from the early 20th century, it also provides access to a key interval in the lower chalk (T&M8 RIGS).

Ditton Parish

- (av) **Ditton Court Quarry**
- A large former Ragstone quarry which ceased operation in 1984. Due to a large exposed face it is an excellent educational site (T&M3 RIGS).

Ightham Parish

- (aw) **Oldbury Hill**
- An important site for appreciating the relationship between geology/geomorphology archaeological and present land-use/natural (plant and animal) habitats (T&M6 RIGS).

West Malling Parish

- (ba) **Blaise Farm Quarry, Kings Hill**
- A quarry closed in 2005 but retains excellent exposure of the rag and hassock facies of the Hythe Beds and also provides easy access to Karst (T&M7 RIGS).

Wouldham Parish

- (bb) **Peter's Pit, Wouldham**
- Part of a network of Chalk RIGS in the Medway valley, providing access to an infrequently exposed interval in the Lower and Middle Chalks (T&M9 RIGS).

Local Nature Reserves

Ditton Parish

- (bc) **Ditton Court Quarry Nature Reserve**
- An area of open space where an abundance of wildlife and birds can be seen in their natural habitat.

Tonbridge

(bd) Haysden Nature Reserve

This reserve includes Barden and Haysden Lakes and a stretch of the River Medway within its boundary. These features contribute to the rich variety of wildlife including waterfowl, wild flowers and insect life.

Appendix P: Open Spaces (Publicly Accessible)

Ref	Type	Name	Location	Parish /Town
Parks & Gardens (PG)				
LP13.OS.001	PG	Leybourne Lakes Country Park	Leybourne Way	EM&L
LP13.OS.002	PG	Heath Farm	Kings Hill	EM&L
LP13.OS.003	PG	Nevill Park	Ham Hill	SN
LP13.OS.004	PG	Holborough Park	A228	SN
LP13.OS.005	PG	Haysden Country Park	Lower Haysden Lane	TO
LP13.OS.006	PG	Tonbridge Castle	High Street	TO
LP13.OS.007	PG	Memorial Garden	River Walk	TO
LP13.OS.008	PG	Trosley Country Park	Harvel Road	TR
LP13.OS.009	PG	Manor Park Country Park	Leonard's Street	WM
LP13.OS.010	PG	ST Leonard's Tower	St Leonard's Street	WM

Ref	Type	Name	Location	Parish /Town
Amenity Green Spaces (AGS)				
LP13.OS.011	AGS	Addington Green	Addington	AD
LP13.OS.012	AGS	East Street Green	East Street	AD
LP13.OS.013	AGS	Ferryfield Recreation Ground		AY
LP13.OS.014	AGS	St Marks Green	Alma Road, Eccles	AY
LP13.OS.015	AGS	The Green	Alma Road, Eccles	AY
LP13.OS.016	AGS	London Road		AY
LP13.OS.017	AGS	Blue Bell Hill Picnic Area	Common Road	AY
LP13.OS.018	AGS	Russett Close		AY
LP13.OS.019	AGS	Access land to Riverside	The Old Bridge	AY
LP13.OS.020	AGS	Quarry Wood Industrial Estate	Hermitage Lane	AY
LP13.OS.021	AGS	Coronation Gardens	Aylesford Square	AY
LP13.OS.022	AGS	Crow Hill	Crow Hill Road	BG
LP13.OS.023	AGS	Village Hall Grounds	Burham	BU
LP13.OS.024	AGS	Village Green	New Road	D
LP13.OS.025	AGS	Parallel with M20	Station Road	D
LP13.OS.026	AGS	Bradbourne Park Road		EM&L
LP13.OS.027	AGS	Garner Drive		EM&L
LP13.OS.028	AGS	New Road		EM&L
LP13.OS.029	AGS	Columbine Road		EM&L
LP13.OS.030	AGS	Lime Crescent		EM&L
LP13.OS.031	AGS	Carnation Crescent		EM&L

Ref	Type	Name	Location	Parish /Town
Amenity Green Spaces (AGS)				
LP13.OS.032	AGS	Marlowe Road		EM&L
LP13.OS.033	AGS	Whimbrel Green	Plover Road	EM&L
LP13.OS.034	AGS	Village Green	East Malling	EM&L
LP13.OS.035	AGS	Rear of Leisure Centre	New Hythe Lane	EM&L
LP13.OS.036	AGS	Playing Field	Lunsford Lane	EM&L
LP13.OS.037	AGS	Keats Road	Lunsford Lane	EM&L
LP13.OS.038	AGS	Lunsford Lane		EM&L
LP13.OS.039	AGS	Heath Farm	Kings Hill	EM&L
LP13.OS.040	AGS	Westwood Green	East Peckham	EP
LP13.OS.041	AGS	Signpost Recreation Field	Kelcher's Lane	HA
LP13.OS.042	AGS	Village Green	Mount Pleasant	HI
LP13.OS.043	AGS	Pippin Way	Kings Hill	KH
LP13.OS.044	AGS	The Green	Anson Avenue	KH
LP13.OS.045	AGS	Tower View	Kings Hill	KH
LP13.OS.046	AGS	Willow Mead	Oxley Shaw Lane	L
LP13.OS.047	AGS	The Bomb Hole	Oxley Shaw Lane	L
LP13.OS.048	AGS	Lillieburn open space	Castle Way	L
LP13.OS.049	AGS	Castle Way		L
LP13.OS.050	AGS	Barleycorn	Oxley Shaw/	L
LP13.OS.051	AGS	Willow Road	Castle Way	L
LP13.OS.052	AGS	Baywell	Oxley Shaw Lane	L
LP13.OS.053	AGS	Off Javelin Road	Mereworth	M
LP13.OS.054	AGS	Ostlers Paddock/Cosgrave Field	Church Road	O
LP13.OS.055	AGS	Teston Rd, Playing Fields	Rose Terrace	O
LP13.OS.056	AGS	Offham Village Green	Offham Road	O
LP13.OS.057	AGS	Old Saw Mill	Off The Old Saw Mill	PT
LP13.OS.058	AGS	Village Green Potash Lane	Boneash Lane	PT
LP13.OS.059	AGS	Garratt Memorial Land	Plaxtol	PX
LP13.OS.060	AGS	Spoute Recreation Ground	Plaxtol	PX
LP13.OS.061	AGS	Budds Green		SH
LP13.OS.062	AGS	Dunks Green		SH
LP13.OS.063	AGS	Pilgrims View	St Benedict Road	SN
LP13.OS.064	AGS	The Green	Covey Hall Road	SN
LP13.OS.065	AGS	Augers Field	St Benedict Road	SN
LP13.OS.066	AGS	Willow Side	Holborough Road	SN
LP13.OS.067	AGS	Snodland Recreation Ground	Malling Road	SN
LP13.OS.068	AGS	Lee Road	Covey Hall Road	SN
LP13.OS.069	AGS	Ashbee Close		SN

Ref	Type	Name	Location	Parish /Town
Amenity Green Spaces (AGS)				
LP13.OS.070	AGS	East of Kingfisher Lakes	Rich Road	SN
LP13.OS.071	AGS	Pond	St Benedict Road	SN
LP13.OS.072	AGS	War Memorial & Garden	Stansted	ST
LP13.OS.073	AGS	Church Green	Stansted	ST
LP13.OS.074	AGS	Upper Haysden Lane		TO
LP13.OS.075	AGS	Yardley Park Road	The Haydens	TO
LP13.OS.076	AGS	Cage Green	Royal West Kent Av	TO
LP13.OS.077	AGS	Scotchers Field	Romney Way	TO
LP13.OS.078	AGS	Brook Street		TO
LP13.OS.079	AGS	Salisbury Road		TO
LP13.OS.080	AGS	River Walk	Tonbridge	TO
LP13.OS.081	AGS	Bickmore Way		TO
LP13.OS.082	AGS	Hadlow Stair Rd/Cornwallis Av		TO
LP13.OS.083	AGS	Bishops Oak Ride	Trench Wood	TO
LP13.OS.084	AGS	Hunt Road/Knight Road		TO
LP13.OS.085	AGS	Parkway	Hopgarden Road	TO
LP13.OS.086	AGS	Lodge Oak Lane		TO
LP13.OS.087	AGS	Clare Avenue		TO
LP13.OS.088	AGS	Northwood Road		TO
LP13.OS.089	AGS	Waveney Road		TO
LP13.OS.090	AGS	Alders Meadow		TO
LP13.OS.091	AGS	Brungers Walk	Darenth Avenue	TO
LP13.OS.092	AGS	Quincewood Gardens		TO
LP13.OS.093	AGS	Dernier Road		TO
LP13.OS.094	AGS	Bishops Oak Ride	Trench Wood	TO
LP13.OS.095	AGS	Long Mead Way	Darenth Avenue	TO
LP13.OS.096	AGS	Rear of Hamble Road	Tonbridge	TO
LP13.OS.097	AGS	Brionne Gardens		TO
LP13.OS.098	AGS	Cannon Lane		TO
LP13.OS.099	AGS	Silver Close	South Tonbridge	TO
LP13.OS.100	AGS	Hill Top		TO
LP13.OS.101	AGS	Grass Area	Green Lane	TR
LP13.OS.102	AGS	Land in Glebe Meadow		WA
LP13.OS.103	AGS	Village Green	High Street	WM
LP13.OS.104	AGS	Riverside		WO
LP13.OS.105	AGS	The Green	West Peckham	WP

Ref	Type	Name	Location	Parish/ Town
Children's and Young People's Play Area (CYP)				
LP13.OS.106	CYP	Park Road	Addington	AD
LP13.OS.107	CYP	Ferryfield Recreation Ground	Station Road	AY
LP13.OS.108	CYP	Forstal Road	Aylesford	AY
LP13.OS.109	CYP	Tunbury Avenue Recreation Gr.	Tunbury Avenue	AY
LP13.OS.110	CYP	Eccles Recreation Ground	Bull Lane	AY
LP13.OS.111	CYP	The Hollows	Green Acres	AY
LP13.OS.112	CYP	Borough Green Rec. Ground	A25	BG
LP13.OS.113	CYP	Tilton Road/Staley's Acre	Borough Green	BG
LP13.OS.114	CYP	Burham Recreation Ground	Rochester Road	BU
LP13.OS.115	CYP	Ditton Community Centre	Kiln Barn Road	D
LP13.OS.116	CYP	Ditton Recreation Ground	Ditton Place	D
LP13.OS.117	CYP	Recreation Ground	New Hythe Lane	EM&L
LP13.OS.118	CYP	East Malling Recreation Ground	New Road	EM&L
LP13.OS.119	CYP	Playground	Masefield Road	EM&L
LP13.OS.120	CYP	Blake Drive	Larkfield	EM&L
LP13.OS.121	CYP	East Peckham Recreation Ground	Pippin Road	EP
LP13.OS.122	CYP	Hop Bine Close	East Peckham	EP
LP13.OS.123	CYP	Signpost Recreation Field	Kelcher's Lane	HA
LP13.OS.124	CYP	William Field Recreation Field	Marshall Gardens	HA
LP13.OS.125	CYP	Recreation Ground	Riding Lane	HI
LP13.OS.126	CYP	West Wood	Tonbridge Road	HI
LP13.OS.127	CYP	Ightham Recreation Ground	Sevenoaks Road	I
LP13.OS.128	CYP	Gibson Drive	Kings Hill	KH
LP13.OS.129	CYP	The Green	Anson Avenue	KH
LP13.OS.130	CYP	Pippin Way	Kings Hill	KH
LP13.OS.131	CYP	Recreation Ground	Butchers Lane	M
LP13.OS.132	CYP	Braeburn Way	Kings Hill	KH
LP13.OS.133	CYP	Emerald Walk	Kings Hill	KH
LP13.OS.134	CYP	Waterloo Walk	Kings Hill	KH
LP13.OS.135	CYP	Play Area	Lysander Road	M
LP13.OS.136	CYP	Teston Road Playground	Rose Terrace	O
LP13.OS.137	CYP	Stonehouse Field Play Area	Long Mill Lane	PT
LP13.OS.138	CYP	School Lane Recreation Ground	Plaxtol	PX
LP13.OS.139	CYP	Plaxtol Spoute Recreation Ground	Long Mill Lane	PX

Ref	Type	Name	Location	Parish/ Town
Children's and Young People's Play Area (CYP)				
LP13.OS.140	CYP	Ryarsh Village Hall	Birling Road	R
LP13.OS.141	CYP	Potyns Play Area	Paddlesworth Road	SN
LP13.OS.142	CYP	Adventure Recreation Ground	Malling Road	SN
LP13.OS.143	CYP	Recreation Ground	Malling Road	SN
LP13.OS.144	CYP	Saltings Road	Snodland	SN
LP13.OS.145	CYP	Playground Nevill Park	Ham Hill	SN
LP13.OS.146	CYP	Vigo Road	Fairseat	ST
LP13.OS.147	CYP	Malthouse Road	Stansted	ST
LP13.OS.148	CYP	Racecourse Sports Ground	Tonbridge Castle	TO
LP13.OS.149	CYP	Arundel Close Play Area	Tonbridge	TO
LP13.OS.150	CYP	Haysden Country Park	Lower Haysden Lane	TO
LP13.OS.151	CYP	Frog Bridge Playground	Stream Side	TO
LP13.OS.152	CYP	Tonbridge Farm Playground	Darenth Avenue	TO
LP13.OS.153	CYP	Scotchers Field	Romney Way	TO
LP13.OS.154	CYP	Brindles Field	Tonbridge	TO
LP13.OS.155	CYP	Upper Castle Field	The Slade	TO
LP13.OS.156	CYP	Royal West Kent		TO
LP13.OS.157	CYP	Trottiscliffe Play Area	Old School Cottage	TR
LP13.OS.158	CYP	Wateringbury Fields	Fields Lane	W
LP13.OS.159	CYP	West Malling Village Hall	Norman Road	WM
LP13.OS.160	CYP	Manor Park Country Park	St Leonard's Street	WM
LP13.OS.161	CYP	Recreation Ground	Knowle Road	WO
LP13.OS.162	CYP	Farthingfield Recreation Ground	Old London Road	WR
	* Hop Bine Close is an uncovered play area; 1 half height goal post			
Children's and Young People's Play Areas - Ball Courts (CYP BC)				
LP13.OS.163	CYP BC	Borough Green Rec. Ground	Maidstone Road	BG
LP13.OS.164	CYP BC	Burham Recreation Ground	Rochester Road	BU
LP13.OS.165	CYP BC	Ditton Community Centre	Kiln Barn Road	D
LP13.OS.166	CYP BC	Recreation Ground	New Road	EM&L
LP13.OS.167	CYP BC	Recreation Ground	New Hythe Lane	EM&L
LP13.OS.168	CYP BC	Pippin Road Recreation Ground	East Peckham	EP
LP13.OS.169	CYP BC	William Field Recreation Ground	Marshall Garden	HA
LP13.OS.170	CYP BC	Hildenborough Recreation Ground	Riding Lane	HI
LP13.OS.171	CYP BC	Gibson Drive	Kings Hill	KH
LP13.OS.172	CYP BC	Leybourne PC Ball Court	Oxley Shaw Lane	L
LP13.OS.173	CYP BC	Stonehouse Field	Long Mill Lane	P

Ref	Type	Name	Location	Parish/ Town
Children's and Young People's Play Area (CYP)				
LP13.OS.174	CYP BC	Potyns Sportsground	Paddlesworth Road	SN
LP13.OS.175	CYP BC	Tonbridge Farm Sportsground	Darenth Avenue	TO
LP13.OS.176	CYP BC	West Malling Primary School	West Street	WM
LP13.OS.177	CYP BC	Farthingfield Recreation Ground	Old London Road	WR
Children's and Young People's Play Areas - Skate Parks (CYP SKP)				
LP13.OS.178	CYP SKP	Eccles Recreation Ground	Bull lane	AY
LP13.OS.179	CYP SKP	Burham Recreation Ground	Rochester Road	BU
LP13.OS.180	CYP SKP	Tonbridge Farm Sportsground	Darenth Avenue	TO
LP13.OS.181	CYP SKP	Wateringbury Fields	Fields Lane	W
LP13.OS.182	CYP SKP	Whitegate Field	Wrotham Road	WR

Ref	Type	Name	Location	Parish/ Town
Outdoor Sports Facilities (OSF)				
LP13.OS.183	OSF	Recreation Ground	Park Road	AD
LP13.OS.184	OSF	Blue Bell Hill Cricket Field	Common Road	AY
LP13.OS.185	OSF	Cricket Green Sports Ground	Eccles	AY
LP13.OS.186	OSF	Recreation Ground	Forstal Road	AY
LP13.OS.187	OSF	Tunbury School Playing Field	Tunbury Avenue	AY
LP13.OS.188	OSF	Tunbury Recreation Ground	Fostington Way	AY
LP13.OS.189	OSF	Blue Bell Hill Recreation Ground	A229	AY
LP13.OS.190	OSF	Aylesford Senior School	Teapot Lane	AY
LP13.OS.191	OSF	Eccles Recreation Ground	Bull Lane	AY
LP13.OS.192	OSF	Aylesford Primary School	Teapot Lane	AY
LP13.OS.193	OSF	Recreation Ground	A25	BG
LP13.OS.194	OSF	Borough Green Primary School	Griggs Way	BG
LP13.OS.195	OSF	Burham P.R. (Cof E) School	Bell Lane	BU
LP13.OS.196	OSF	Burham Rec Ground	Rochester Road	BU
LP13.OS.197	OSF	Kilnbarn Recreation Ground	Kiln Barn Road	D

Ref	Type	Name	Location	Parish/ Town
Outdoor Sports Facilities (OSF)				
LP13.OS.198	OSF	New Road Recreation Ground	Ditton Place	D
LP13.OS.199	OSF	Ditton CE Primary School	New Road	D
LP13.OS.200	OSF	East Malling Recreation Ground	New Road	EM&L
LP13.OS.201	OSF	Brookfield School	Swallow Road	EM&L
LP13.OS.202	OSF	The Malling School	Blacklands	EM&L
LP13.OS.203	OSF	Former Mill Stream Primary School	Mill Street	EM&L
LP13.OS.204	OSF	Kings Hill Sports Park	Kings Hill	EM&L
LP13.OS.205	OSF	Playing Fields	Russett Road	EP
LP13.OS.206	OSF	Hadlow College Playing Fields	Hadlow Road	HA
LP13.OS.207	OSF	Hadlow Cricket Ground	Common Road	HA
LP13.OS.208	OSF	Williams Field Recreation Area	Marshall Garden	HA
LP13.OS.209	OSF	Recreation Ground	Riding Lane	HI
LP13.OS.210	OSF	Sackville School Playing Field	Tonbridge Road	HI
LP13.OS.211	OSF	Ightham Cricket Club Ground	Tonbridge Road	I
LP13.OS.212	OSF	Ightham Recreation Ground	Sevenoaks Road	I
LP13.OS.213	OSF	Kings Hill Cricket Pitch	Kings Hill	KH
LP13.OS.214	OSF	Leybourne Grange	Birling Road	L
LP13.OS.215	OSF	Primary School/Cricket Club	Oxley Shaw Lane	L
LP13.OS.216	OSF	Leybourne Primary School Play	Oxley Shaw lane	L
LP13.OS.217	OSF	Mereworth Playing Field	Butchers Lane	M
LP13.OS.218	OSF	Mereworth C.P. School	The Street	M
LP13.OS.219	OSF	Offham Cricket Ground	Church Road	O
LP13.OS.220	OSF	Stone House Field	Long Mill Lane	PT
LP13.OS.221	OSF	King George's Field	Lingfield Road	PT
LP13.OS.222	OSF	Plaxtol Cricket Club	School Lane	PX
LP13.OS.223	OSF	Ryarsh Recreation Ground	Birling Road	R
LP13.OS.224	OSF	Ryarsh County Primary School	Birling Road	R
LP13.OS.225	OSF	Shipbourne Cricket Club & Pitch	Ightham Road	SH
LP13.OS.226	OSF	Holborough Park Cricket Ground	A228 Holborough Park	SN
LP13.OS.227	OSF	Potyns Sports Field	Paddlesworth Road	SN

Ref	Type	Name	Location	Parish/ Town
Outdoor Sports Facilities (OSF)				
LP13.OS.228	OSF	Snodland CE Primary School	Roberts Road	SN
LP13.OS.229	OSF	Holmesdale Technology School	Malling Road	SN
LP13.OS.230	OSF	Snodland Cricket Meadow	Rocfort Road	SN
LP13.OS.231	OSF	Horse & Groom Football Pitch	London Road A20	ST
LP13.OS.232	OSF	Stansted Recreation Ground	Malthouse Road	ST
LP13.OS.233	OSF	Fairseat Recreation Ground	Vigo Road, Fairseat	ST
LP13.OS.234	OSF	Poplar Meadow Cricket	Darenth Avenue	TO
LP13.OS.235	OSF	Tonbridge Angels Football Club	Darenth Avenue	TO
LP13.OS.236	OSF	Tonbridge Farm Sportsground	Darenth Avenue	TO
LP13.OS.237	OSF	Swanmead Sportsground	Swanmead Way	TO
LP13.OS.238	OSF	Racecourse Sportsground	Tonbridge Castle	TO
LP13.OS.239	OSF	Frog Bridge Playing Fields	Shipbourne Road	TO
LP13.OS.240	OSF	Hayesbrook School	Brook Street	TO
LP13.OS.241	OSF	Long Mead County Primary School	Waveney Road	TO
LP13.OS.242	OSF	Trottiscliffe Rec.	School Lane	TR
LP13.OS.243	OSF	Wateringbury Sports & Rec Field	Bow Road	WA
LP13.OS.244	OSF	Norman Road Playing Fields	Norman Road	WM
LP13.OS.245	OSF	Cricket Meadow (Old County Gr)	Norman Road	WM
LP13.OS.246	OSF	Wouldham Recreation Ground	Knowle Road	WO
LP13.OS.247	OSF	Cricket Ground	High Street	WR
LP13.OS.248	OSF	Grange Park School	Borough Green Road	WR
LP13.OS.249	OSF	Farthingfield Recreation Ground	Old London Road	WR
LP13.OS.250	OSF	Potters Mede Sports Ground	A227	WR
LP13.OS.251	Private OSF	Aylesford Rugby Club	Hall Road	AY
LP13.OS.252	Private OSF	Larkfield Sports Ground	New Hythe Lane	EM&L
Outdoor Sports Facilities - Bowling Greens (OSF BG)				
LP13.OS.253	OSF BG	Bowling Green	A25	BG
LP13.OS.254	OSF BG	Ditton Bowls Club	Kiln Barn Road	D
LP13.OS.255	OSF BG	Hadlow Bowling Green	Dray Court	HA

Ref	Type	Name	Location	Parish/ Town
Outdoor Sports Facilities (OSF)				
LP13.OS.256	OSF BG	Bowls Club	Darenth Avenue	TO
LP13.OS.257	OSF BG	Riverside Bowls Club	Tonbridge Castle	TO
Outdoor Sports Facilities - Golf Course (OSF GC)				
LP13.OS.258	OSF GC	Poult Wood Golf Course	Ashes Lane	TO
Outdoor Sports Facilities - Netball Courts (OSF NC)				
LP13.OS.259	OSF NC	Aylesford Rugby Club/Netball Ct	Station Road	AY
LP13.OS.260	OSF NC	Weald of Kent Grammar School (G)	Tudeley Lane	TO
Outdoor Sports Facilities - Synthetic Turf Pitches (OSF STP)				
LP13.OS.261	OSF STP	Potyns Synthetic Turf Pitch	Paddlesworth Road	SN
LP13.OS.262	OSF STP	Synthetic Turf Pitch (All weather)	Darenth Avenue	TO
LP13.OS.263	OSF STP	Whitegate Field	Wrotham Road	WR
Outdoor Sports Facilities - Tennis Courts (OSF TC)				
LP13.OS.264	OSF TC	Tennis Courts	Forstal Road	AY
LP13.OS.265	OSF TC	Tennis Courts	A25	BG
LP13.OS.266	OSF TC	East Malling Recreation Ground	New Road	EM&L
LP13.OS.267	OSF TC	Tennis Courts Russet Road	Pippin Road	EP
LP13.OS.268	OSF TC	Recreation Ground	Riding Lane	HI
LP13.OS.269	OSF TC	Ightham Hard Courts Recreation	Sevenoaks Road	I
LP13.OS.270	OSF TC	Tennis Courts	Gibson Drive	KH
LP13.OS.271	OSF TC	Tennis Courts	The Green	O
LP13.OS.272	OSF TC	Shipbourne & Plaxtol Tennis Club	The Common	SH
LP13.OS.273	OSF TC SO	Holmesdale Technology School	Malling Road	SN
LP13.OS.274	OSF TC	RCS Tennis Courts	Tonbridge Castle	TO
LP13.OS.275	OSF TC	Hugh Christie Sports Ground	White Cottage	TO
LP13.OS.276	OSF TC	Trottiscliffe Tennis Courts	Church Lane	TR
LP13.OS.277	OSF TC	Norman Rd Tennis Courts	Norman Road	WM
Outdoor Sports Facilities - Synthetic Turf Pitches & Athletics Track (OSF STP & AT)				
LP13.OS.278	STP & AT	Tonbridge School	Havelock Road	TO

Ref	Type	Name	Location	Parish /Town
Natural Green Spaces (NG)				
LP13.OS.279	NG	Pinneys open Space	East Street	AD

Ref	Type	Name	Location	Parish	
		Natural Green Spaces (NG)			/Town
LP13.OS.280	NG	Bridge Gardens	Station Rd/Forstal Rd	AY	
LP13.OS.281	NG	Podkin Meadow	Robin Hood Lane	AY	
LP13.OS.282	NG	Tunbury Wood	Tunbury Avenue	AY	
LP13.OS.283	NG	Part Flood retention ground	Forstal Road	AY	
LP13.OS.284	NG	Taddington Woods	Taddington Wood Lane	AY	
LP13.OS.285	NG	Podkin Wood	Walderslade Woods	AY	
LP13.OS.286	NG	Yoakley Land	Forstal Road	AY	
LP13.OS.287	NG	Horse Paddock	Pratling Street	AY	
LP13.OS.288	NG	Basted Mill Open Space	Basted Lane	BG	
LP13.OS.289	NG	Crow Hill	Sandyridge/Griggs Way	BG	
LP13.OS.290	NG	Nature Area	Bradbourne Lane	D	
LP13.OS.291	NG	Nature Area	Ditton Court Quarry	D	
LP13.OS.292	NG	Clare Park	Clare Lane	EM&L	
LP13.OS.293	NG	Nature Area, Church Farm	New Hythe Lane	EM&L	
LP13.OS.294	NG	London Road	East Malling	EM&L	
LP13.OS.295	NG	Orchard Road		EP	
LP13.OS.296	NG	Common Land	Smithers Lane	EP	
LP13.OS.297	NG	East Peckham Ponds	Off Branbridges Road	EP	
LP13.OS.298	NG	West Wood	Tonbridge Road	HI	
LP13.OS.299	NG	Hildenborough Church Grounds		HI	
LP13.OS.300	NG	Scathes Wood	Ightham Mote	I	
LP13.OS.301	NG	Oldbury Hill National Trust	Sevenoaks Road	I	
LP13.OS.302	NG	Council Office Greenspace	Gibson Drive	KH	
LP13.OS.303	NG	Council Office Greenspace	Gibson Drive	KH	
LP13.OS.304	NG	Woodland & Woodland Walk	Lambourne Drive	KH	
LP13.OS.305	NG	Kate Reed Wood Walk	Anson Avenue	KH	
LP13.OS.306	NG	Barleycorn	London Road	L	
LP13.OS.307	NG	Leybourne Grange		L	
LP13.OS.308	NG	Leybourne Wood	London Road A20	L	
LP13.OS.309	NG	Kate Reed Wood	Russett Road	M	
LP13.OS.310	NG	Spitfire Wood	Spitfire Road	M	
LP13.OS.311	NG	Platt Woods	Long Mill Lane	PT	
LP13.OS.312	NG	The Napps	Long Mill Lane	PT	
LP13.OS.313	NG	Little Ryarsh Wood	Ryarsh	R	
LP13.OS.314	NG	East Street North	East Street	RY	
LP13.OS.315	NG	The Shipbourne Common	Shipbourne	SH	

Ref	Type	Name	Location	Parish	
		Natural Green Spaces (NG)			/Town
LP13.OS.316	NG	Hoad Common	Shipbourne	SH	
LP13.OS.317	NG	Dene Park	Puttenden Road	SH	
LP13.OS.318	NG	Roughway	Dunk's Green	SH	
LP13.OS.319	NG	Holly Hill Wood		SN	
LP13.OS.320	NG	Brookland Lake		SN	
LP13.OS.321	NG	Holborough Road	A228	SN	
LP13.OS.322	NG	Hollow Lane		SN	
LP13.OS.323	NG	Frogbridge Wood	Shipbourne Road	TO	
LP13.OS.324	NG	Woodland Walk	Romney Way	TO	
LP13.OS.325	NG	Priory Wood		TO	
LP13.OS.326	NG	Quarry Hill Wood	A21	TO	
LP13.OS.327	NG	Waveney Road Woods		TO	
LP13.OS.328	NG	Welland Road		TO	
LP13.OS.329	NG	Wetlands Wildlife Area	Church Lane	TR	
LP13.OS.330	NG	Macey's Meadow	Norman Road	WM	
LP13.OS.331	NG	Shoulder of Mutton Wood	Wouldham	WO	
LP13.OS.332	NG	Wouldham Common	Hill Road	WO	
LP13.OS.333	NG	Butts Hill Wood	Old London Road A20	WR	
LP13.OS.334	NG	Downlands Walk	Wrotham	WR	

Appendix Q: Allotments

Ref	Type	Location	Parish/Borough Council
Allotments (A)			
LP13.A.01	A	Royal British Legion Allotments	Aylesford (RBLI)
LP13.A.02	A	Station Road	Aylesford P.C.
LP13.A.03	A	Belgrave Street	Aylesford PC
LP13.A.04	A	Burham Allotments	Burham PC
LP13.A.05	A	Kiln Barn Road	Ditton Parish
LP13.A.06	A	Pippin Road	East Peckham P.C
LP13.A.07	A	Plover Road	EM & L PC
LP13.A.08	A	Heath Farm Allotments	EM & L PC
LP13.A.09	A	Off High Street Car Park	EM & L PC
LP13.A.10	A	Lunsford Lane	EM & L PC
LP13.A.11	A	Carpenter's Lane	Hadlow PC
LP13.A.12	A	The Freehold	Hadlow PC
LP13.A.13	A	Kelcher's Lane	Hadlow PC
LP13.A.14	A	Butchers Lane	Mereworth PC
LP13.A.15	A	Church Road	Offham PC
LP13.A.16	A	Stonehouse Field	Platt P.C
LP13.A.17	A	Plaxtol Allotments	Plaxtol PC
LP13.A.18	A	Wyvern Close	Snodland TC
LP13.A.19	A	Birling Lands	Snodland TC
LP13.A.20	A	Long Mead Way	TMBC
LP13.A.21	A	Ridgeway Crescent	TMBC
LP13.A.22	A	Clare Avenue	TMBC
LP13.A.23	A	Swanland Drive	TMBC
LP13.A.24	A	Waveney Road	TMBC
LP13.A.25	A	Somerhill Road	TMBC
LP13.A.26	A	Barden Park Road	TMBC
LP13.A.27	A	Green Lane	Trottiscliffe PC
LP13.A.28	A	Brickfields, Old Road	Wateringbury PC
LP13.A.29	A	Ryarsh Lane	West Malling PC
LP13.A.30	A	Oldfield Drive	Wouldham PC
LP13.A.31	A	Pilgrims Way	Wrotham PC

Appendix R: Open Space – Standards & Implementation Process

Open Space Standards – On-site provision

Type	Area	Standard (ha per 1000 pop.)
Outdoor Sports Facilities (sports pitches, tennis, athletics, bowls)	Borough-Wide	1.6 (of which a minimum of 1.2 is for playing pitches)
Children's and Young People's Play Areas (equipped play areas, skate parks, ball courts, informal play space and MUGAs)	Borough-Wide	0.55 (of which a minimum of 0.25 is for equipped/designated play areas)
Natural and Semi-Natural Greenspaces	Borough-Wide	1.0
Amenity Green Spaces	Borough-Wide	No standard - The provision of amenity greenspace will be design-led rather than prescribed and will be addressed in other policies seeking to achieve a high quality environment.
Total Requirement		3.15

Open Space Standards – Off-site provision

Type	Area	Standard (ha per 1000 pop.)
Parks and Gardens	Borough-Wide	2.2

Open Space Provision: Implementation Process

Decision-making Flowchart

STEP 1	Q. Will the type of development generate a need for open space?	
	↓ Yes ↓	No. Decision – No provision required.
STEP 2	Q. What level of open space need will be generated by the development proposal?	
STEP 3	Q. Can new on-site open space provision be made, fit-for-purpose, in accordance with the standards?	
	↓ Yes ↓	↓ No ↓
	Decision – Provide open space on-site in accordance with the standards.	
STEP 4	Q. Can new off-site open space provision be made, fit-for-purpose, within a reasonable proximity of the site?	
	↓ Yes ↓	↓ No ↓
	Decision – Provide open space off-site (directly or indirectly via developer contributions) in accordance with the standards.	Decision - Secure developer contributions to enhance existing open spaces in proximity to the development site.

Step 1: Will the type of development generate a need for open space?

The following forms of development will generate a requirement for publicly accessible open space provision:

- Open market housing
- Affordable housing
- Permanent mobile homes and permanent static caravans

The following forms of development will not generate a requirement for publicly accessible open space provision:

- Extensions to dwellings
- Residential care homes (use class C2)

Step 2: What level of open space need will be generated by the development?

This is determined by taking account of the likely population that will occupy the development which is calculated on the following basis:

Average household size per dwelling

Dwelling Size	Av. Household Size (persons)
1 bed Flat	1.25
2 bed Flat	1.64
3+ bed Flat	2.17
1 bed House	1.30
2 bed House	2.11
3 bed House	2.62
4+ bed House	3.25

Source: The New Build Survey 2005 (Kent County Council)

The likely population is then multiplied by the relevant standard as expressed per person:

Open Space Standards – On-site provision

Type	Area	Standard (sq. m per person)
Outdoor Sports Facilities (sports pitches, tennis, athletics, bowls)	Borough-Wide	16
Children’s and Young People’s Play Areas (equipped play areas, skate parks, ball courts, informal play space and MUGAs)	Borough-Wide	5.5
Natural and Semi-Natural Greenspaces	Borough-Wide	10
Amenity Green Spaces	Borough-Wide	No standard - The provision of amenity greenspace will be design-led rather

Type	Area	Standard (sq. m per person)
		than prescribed and will be addressed in other policies seeking to achieve a high quality environment.
Total Requirement		31.5

Open Space Standards – Off-site provision

Type	Area	Standard (sq. m per person)
Parks and Gardens	Borough-Wide	22

Step 3: Can new on-site open space provision be made, fit-for-purpose, in accordance with the adopted standards?

The preference is to seek a functional form of open space that is fit-for-purpose on-site. Fields in Trust (FiT)⁴ has produced recommended minimum sizes for different categories of open space (see overleaf). The Council will have regard to these in assessing whether a functional form of open space provision can be made on-site.

Where this is not practicable off-site provision will be sought (Step 4)

Step 4: Can new off-site open space provision be made, fit-for-purpose, within a reasonable proximity of the development site?

Off-site provision will be sought within a reasonable proximity of the development site where it is not practicable to deliver a functional form of open space on-site.

'Reasonable proximity' does vary depending on the category of open space.

For outdoor sports facilities such as playing pitches, there is a willingness to travel a few miles to attend matches, resulting in a radius around development sites extending across significant parts of the borough.

However, for other forms of open space, it is reasonable to expect provision to be made within close proximity of the development site to serve the people living there. This applies to the category of 'Children's and Young People's' play areas.

⁴ Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (England) (October 2015): www.fieldsintrust.org

FIT Recommended minimum sizes

Open space typology	Minimum sizes	Minimum dimensions	Buffer zones
Playing pitches	Association football		
	Adult soccer	0.74ha	106 x 70 metres
	Mini soccer U7/U8 pitch	0.14ha	43 x 33 metres
	Mini soccer U9/U10 pitch	0.25ha	60 x 42 metres
	Rugby Union	0.70ha	100 x 70 metres
	Hockey		
Mini Hockey	0.31ha	65 x 48 metres	
	Lacrosse	0.66ha	100 x 60 metres
	Cricket		
	Senior recreational 12 pitch	1.43ha	111.56 x 128.04 metres
Other outdoor (non-pitch) sports	Athletics		
	6 lane track	1.51ha	172.03 x 87.64 metres
	Tennis courts		
	1 recreational court	0.06ha	34.75 x 17.07 metres
	2 recreational courts For each adjacent court	0.11ha 0.05ha	34.75 x 31.70 metres 34.75 x 14.63 metres
	Bowling greens		
	Flat green	0.12ha	34.4 x 34.4 metres
	Crown green	0.08ha	27.4 x 27.4 metres
Equipped/designated play areas	LAP	0.01ha	10 x 10 metres (minimum activity zone of 100sqm)
	LEAP	0.04ha	20 x 20 metres (minimum activity zone of 400sqm)
	NEAP	0.1ha	31.6 x 31.6 metres (minimum activity zone of 1,000sqm comprising an area for play equipment and structures & a hard surfaced area of at least 465sqm (the minimum needed to play five-a-side football))
Other outdoor provision (MUGAs and skateboard parks)	MUGA	0.1ha	40 x 20 metres
			5m minimum separation between activity zone and the boundary of dwellings
			20m minimum separation between activity zone and the habitable room façade of dwellings
			30m minimum separation between activity zone and the boundary of dwellings
			30m minimum separation between activity zone and the boundary of dwellings

Step 4 continued

For CYPs, it is reasonable to expect provision to be made within easy walking distance.

FiT has produced a set of benchmark guidelines which the Council will have regard to (see below) when seeking off-site provision.

Open space typology	WALKING GUIDELINE (walking distance: metres from dwellings)
Equipped/designated play areas	Local Area for Play (LAP) – 100m Locally Equipped Area for Play (LEAP) – 400m Neighbourhood Equipped Area for Play (NEAP) – 1,000m
Other outdoor provision (MUGAs and skateboard parks)	700m

Where there are no options to deliver off-site provision within a reasonable proximity of the development site, the Council will seek a developer contribution (commuted sum) commensurate to the open space requirement.

The commuted sum will be used to enhance existing publicly accessible open space in the borough. The initial focus will be on open spaces within a reasonable proximity of the development site.

The calculation of the commuted sum will be based upon typical costings for open space provision (see below). The cost of provision will be indexed linked (retail price index).

Open space	Provision Cost £ per sq. m
Outdoor Sports Facilities	£69.66
Children's and Young People's Play Areas	£213.84
Natural Green Spaces	£6.81
Parks and Gardens	£25.13

The calculation of the commuted sum is:

Total persons occupying development \times adopted standard of open space per person (sq. m) \times costings of open space provision per sq. m

Appendix S: Monitoring Indicators

Indicator no.	Indicator	Target	Source of monitoring	Trigger	Frequency	Action	Policy
General/Whole Plan							
TMBC 1	Number and nature of departures for the Local Plan granted consent per year	[No specific target]	Analysis of appeal decisions	Analysis of departures reveals a significant trend/ issue in the nature of departures obtaining consent.	Annually	Consider the need for changes to the Local Plan as part of a Local Plan review	Whole Plan
TMBC 2	Appeals lost against Local Plan	[No specific target]	Analysis of appeal decisions	Analysis of appeal decisions reveal a significant policy omission or issue.	Annually	Consider the need for changes to the Local Plan policies as part of a Local Plan review	Whole Plan
TMBC 3	Successful delivery of the schemes in the IDP	Successful and timely delivery of the essential schemes identified in the IDP	Monitor through section 106	Annual update of the IDP identifies risk to the delivery of essential schemes including: Risk of a short fall in funding or Risk to the timing of delivery.	Annually	Identify actions which would be used to overcome barriers to deliver infrastructure. Consider the need for a review of the IDP	LP10
TMBC 4	Number of designated sites	No net loss of designated sites.	Monitoring of decision notices i.e. change from employment to housing	Analysis of planning decisions revealing a deviation from the development plan.	Annually	Consider the need for changes to the Local Plan as part of a Local Plan review	LP11
Housing							
TMBC 5	Progress on allocated housing sites	Timely delivery of allocated sites	Monitoring of decision notices	Persistent shortfall in annual completions on allocated sites compared with target rates in the trajectory.	Annually	Review deliverability of housing sites and address barriers to delivery, including bringing sites in the long term trajectory forward, where necessary	LP3
TMBC 6	Number of plots for self-build units consented	The delivery of serviced plots meets or exceeds that of the required need within the specified phasing period	Monitoring of decision notices	A sustained low rate of delivery of plots compared with registered interest. In relation to Government phasing guidelines	Annually	Review approach towards self-build plot provision, including with Registered Providers and housebuilders Assess the effectiveness and interpretation of Policy LP45 as part of a Local Plan Review	LP3, LP46
TMBC 7	Number and tenure of affordable homes delivered	Number and tenure of affordable homes completed/ consented per annum is in accordance with the policy requirements (LP38)	Liaise with Housing Services	Affordable housing delivery falls significantly below annual requirements. Tenure of affordable housing delivery deviates significantly from the indicative policy target.	Annually	Work with Registered Providers to secure greater delivery or change to tenure of delivery Review interpretation of approach regarding off-site contribution	LP39
TMBC 8	Number of dwellings of different sizes (measured by number of bedrooms) consented	Mix of dwellings consented, corresponds with the dwelling size mix in the SHMA referenced in LP39	Monitored through decision notices (however not always given due to permission being outline)	Analysis of housing being delivered shows that a range or specific needed type of housing is not being delivered at the needed rate or level.	Annually	Review interpretation of Policy LP39 Work with housebuilders to identify and address the mismatch	LP40

Indicator no.	Indicator	Target	Source of monitoring	Trigger	Frequency	Action	Policy
Employment							
TMBC 9	Total amount of class B employment floor space consented/completed by type	Timely delivery of allocated sites for employment use	Monitoring of decision notices	Analysis of consents reveals a low rate of delivery in class B employment space with in the monitoring year.	Annually	Identify if barriers to delivery can be overcome, for example through the develop management process, including resolving specific constraints	LP35
Retail							
TMBC 10	Area of (ground floor) retail floor space consented within Tonbridge Town Centre	No net loss of (ground floor) retail floor space	Monitoring of decision notices	Analysis consents reveals shows that a significantly high proportion of ground floor retail space is being lost.	Annually	Consider the need for changes to Policies LP7 & LP8 as part of a review of the Local Plan	LP7, LP8
Gypsies and Traveling Showpeople							
TMBC 11	Delivery of Gypsy and Traveller pitches	Net increase in permanent pitches/ plots sufficient to meet the identified need up to 2031	Enforcement & DM?	The number of permanent pitch/ plot consents granted are significantly above or below identified need	Annually	Consider the need for changes to the Local Plan allocations and/ or revising Policy LP37 as part of a review of the Local Plan	LP38
Natural Environment- Biodiversity							
TMBC 12	Area (per ha) of habitats	Net increase of priority habitat per annum as a result of new development	Monitoring of planning applications and decision notices	Analysis of the relevant consents shows a no or little gain or improvement of habitat in an area as a result of development.	Annually	Review reasons for loss to ensure correct application of the Local Plan policies	LP19 and Strategic Sites
Good Design and Sustainable Design							
TMBC 13	Number of new dwellings failing to meet the Building regulations requirements on water efficiency	Have all development meet new water efficiency standards as stated in Local Plan policy LP43	Environment Agency	Development is granted permission when it does not meet water efficiency standards as stated in LP43	Annually	Review reasons for failure to comply, to ensure correct application of Local Plan policies	LP44
TMBC 14	Number of units that do not comply with internal space standards	All consented developments meet the Governments Internal Space Standards	Monitoring of Planning applications and decision notices	Analysis of the relevant consents shows there have been grants of planning permission that do not meet the required space standards	Annually	Review reasons for failure to comply, to ensure correct application of Local Plan policies	LP43
TMBC 15	Area (ha) of publicly accessible open space	Net gain over the plan period	Monitoring of decision notices	Analysis of consents to calculate the provision of publicly accessible open space	Annually	Review reasons for failure to comply, to ensure correct application of Local Plan policies	LP41
Transport							
TMBC 16	Provision of Travel Plans	Timely delivery of new or improvements to travel arrangements in the agreed area associated with the development. Improving interconnectivity and improving air quality	Monitor through planning application documents	Travel arrangements have not improved or have worsened as a result of development.	Annually	Identify measures to overcome barriers to delivery	LP23

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Tonbridge & Malling Borough Council

Local Plan

**Sustainability Appraisal:
Environmental Report
Draft**

July 2018

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1. NON-TECHNICAL SUMMARY

1.1. Introduction

- 1.1.1. Tonbridge and Malling Borough Council is preparing a new Local Plan for the area, which will cover the period to 2031. This sets out how much and where land should be provided to accommodate the new homes and jobs which are needed in the district. The plan also looks to facilitate infrastructure provision to ensure that development is sustainable, for example provision of new roads, schools and green infrastructure. Protection and enhancement of the high quality natural and historic environments is also addressed.
- 1.1.2. The plan must be prepared in accordance with the requirements of Sustainability Appraisal (SA) as set out in the 2004 Planning and Compulsory Purchase Act and the EU Directive on Strategic Environmental Assessment (SEA). This Sustainability Appraisal undertaken to inform the Local Plan incorporates the requirements of the SEA. The combined SA/SEA process is referred to in this document as Sustainability Appraisal (SA).

1.2. What is Sustainability and the Sustainability Appraisal

- 1.2.1. The key premise of sustainable development is that it should meet the needs of the present without compromising the ability of future generations to also do this. Sustainability Appraisal is a decision making process which seeks to balance the social, economic and environmental factors associated with sustainability to maximise positive benefits and to identify how well the Local Plan as a whole, can achieve this.
- 1.2.2. This is an iterative process undertaken at every stage in the development of the Local Plan. This report documents the work undertaken to date. A diagram setting out the five stage process of SA and how this relates to local plan preparation can be seen in Figure 1 of the report. This iteration of the SA accompanies the Publication Draft Local Plan 2018 consultation (Stage 3 in the diagram). Previous reports produced are:
- Tonbridge and Malling Scoping Report (March 2015)
 - Tonbridge and Malling Interim Sustainability Appraisal Report (September 2016)
 - Tonbridge and Malling Draft Sustainability Appraisal of Sites (June 2018)
- 1.2.3. The first steps taken for the SA were to establish the significance and influence of other policies, plans and programmes and identify matters which the Local Plan should consider, and set out the baseline of social, economic and environmental evidence. This is included in Section 3 of the report. It sets out the issues and trends, both positive and negative, which affect the Borough. From this some key sustainability issues arise:

Sustainability Issues

Affordability of the local market housing stock relative to incomes
Adequate supply of affordable housing to meet local needs
Ability of the housing stock to meet changing needs of the population
Significant proportion of out-commuting of resident highly skilled workforce from the Borough
Significant proportion of in-commuting of lower skilled workforce from outside the Borough
Significant proportion of the Borough is covered by nationally important natural constraints (SAC, SSSI, AONB, Flood Zones 2 & 3, Green Belt)
There are significant reserves of minerals essential for supporting the growth of the Borough
Air quality
Risk from fluvial, tidal, surface and groundwater flooding
Infrastructure capacity
Connectivity of rural settlements to the urban areas
Communication infrastructure to support rural businesses
Continued viability of the agricultural economy
Obesity and well-being of residents, particularly in the most deprived areas
Resilience to the effects of climate change locally
Making best use of natural resources
Reducing amount of non-hazardous waste sent to landfill and increasing the reuse and recycling of waste

1.3. Sustainability Appraisal Framework

- 1.3.1. To assess the sustainability of the Local Plan, a series of 12 objectives, which relate to the social, economic and environmental factors, have been used. These were developed in consultation with the statutory consultees and are set out below.

Sustainability Appraisal Objectives

To ensure that everyone has the opportunity to live in an affordable home
To reduce and manage the risk of flooding
To improve the health and care of the population
To reduce crime and fear of crime
To improve accessibility for everyone to all services and facilities
To improve efficiency of land use
To protect and improve air quality
To ensure that the borough responds positively, and adapts to, the impacts of climate change
To protect and enhance natural and heritage assets
To reduce waste and achieve sustainable waste management
To maintain and improve water quality and to use water resources efficiently
To achieve and maintain a vibrant economy

- 1.3.2 There are a number of decision making criteria associated with each of these objectives which allow for the assessment and comparison of individual sites. The assessment uses a scoring mechanism to show the

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degree to which a site meets each objective ranging from significant positive impact to a significant negative impact.

- 1.3.3 Further details are included in Section 4.

1.4. Assessment of development strategy options

- 1.4.1 The Interim SA considered 5 potential development strategy options that could allow the council to meet the assessed need for the Borough over the plan period. Each option was tested against the SA framework to help identify the relative sustainability of each option, as well as the benefits, risks and potential mitigation measures associated with each strategy.

- 1.4.1 The assessment concluded that a dispersed strategy, across the two Housing Market Areas (HMAs) that addressed needs adjacent to a range of settlements across the borough, whilst making best use of land in close proximity to commuter and transport hubs, and directing development to the least constrained parts of the borough proved the most sustainable strategy. The outcomes of this assessment are set out in Section 5.1.

1.5. Assessment of sites

- 1.5.1. All sites submitted to the council for consideration through the 'Call for Sites' exercise between April 2014 and September 2016, that were assessed as being *suitable and deliverable* or *suitable but undeliverable* have been subject to SA. Each assessment includes a summary of positive and negative effects, the likely phasing of the site, as well as identifying potential mitigation measures for inclusion in any accompanying policy. The assessments are set out in Appendix 6. In addition, Appendix 5 identifies those sites considered to be unreasonable alternatives.

- 1.5.2. Section 5 identified which sites are being proposed for inclusion in the Local Plan. The cumulative impacts of the draft allocations and policies have been identified in Section 6.

1.6. Assessment of policies

- 1.6.1. Draft Local Plan policies have been subject to ongoing SA throughout their preparation. The assessment of each of the draft policies has been undertaken against the SA framework and can be found in Appendix 7.

1.7. Cumulative impacts, combined effects and short, medium and long term effects

- 1.7.1. The cumulative impacts of the local plan as whole, in relation to the SA framework, has been assessed and is set out in Section 6, and also includes an analysis of the likely short, medium and long term effects. Whilst striving to meet our objectively assessed need and ensure a supply of housing and employment opportunities for current and future residents, concerns have

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been expressed that there may be detrimental impacts on environmental objectives. The local plan seeks to redress this balance through the suite of local plan policies, and through the identification of mitigation measures associated with specific allocations.

- 1.7.2. The plan's policies also support the delivery of key sustainability elements such as promoting the needs to be resilient to, and adapt to climate change, supporting sustainable travel, minimising flood risk and enhancement of green infrastructure.
- 1.7.3. The council has undertaken a number of studies as part of the local plan evidence base, relating to specific cumulative impacts. These include the Air Quality Assessment, Transport Assessment, Infrastructure Delivery Plan and the Habitats Regulations Assessment which have informed the local plan preparation.

1.8. Who was involved in the preparation of the SA?

- 1.8.1. The SA has been undertaken by the Planning Policy team at Tonbridge and Malling Borough Council, including the individual site and policy assessments, which have been informed by in house technical expertise and the evidence base for the local plan, as well as key stakeholders such as Kent County Council as the local highway, education, minerals and waste and the lead local flood authority. The statutory consultees (Natural England, Historic England and the Environment Agency) have also been involved in the development of the SA framework. The responses to the Regulation 18 Local Plan consultation, and comments on earlier SA reports, have also informed this Final SA report.

1.9. What happens next

- 1.9.1. Consultation on this document is an integral part of the SA process. In accordance with the guidance the three statutory consultees continue to be consulted and provide feedback on the process. Wider comments are also sought at this stage as part of the publication Draft Local Plan consultation.
- 1.9.2. Following consultation on the Publication Draft Local Plan, the SA report will be amended if necessary and will then accompany the Submission Draft Local Plan when sent to the Secretary of State.

2. Introduction

2.1. Preparing a new Local Plan

- 2.1.1. The Local Plan is a development plan document that sets out a vision and a framework for the future development of Tonbridge & Malling borough up to 2031. It includes a suite of policies including borough-wide strategic policies, allocations and local standards. The purpose of these policies is to manage and facilitate sustainable development and seek opportunities to make a positive contribution to the social, economic and environmental dimensions.
- 2.1.2. The Government's National Planning Policy Framework (NPPF) provides the high-level context for preparing Local Plans. This is supplemented by the Government's Planning Practice Guidance which sets out how to implement the policies in the NPPF. These have shaped the focus and content of this Local Plan.
- 2.1.3. The Council has a current suite of development plan documents in place (see list below). When this Local Plan is adopted, it will supersede these documents as the development plan for Tonbridge & Malling borough.
- Core Strategy (September 2007)
 - Development Land Allocations (April 2008)
 - Tonbridge Central Area Action Plan (April 2008)
 - Managing Development & the Environment (April 2010)
 - Saved Policies (April 2010)
- 2.1.4. This Final SA Report builds upon work undertaken for the Scoping Report, Interim SA and draft SA of sites. In particular this includes:
- Updated objectives for the Local Plan which are assessed against the SA framework (Section 4.2)
 - Assessment of the likely effects of allocations and policies and consideration of reasonable alternatives (Section 5)
 - Addressing the cumulative impacts of the plan as required by the SEA Directive (Section 6)

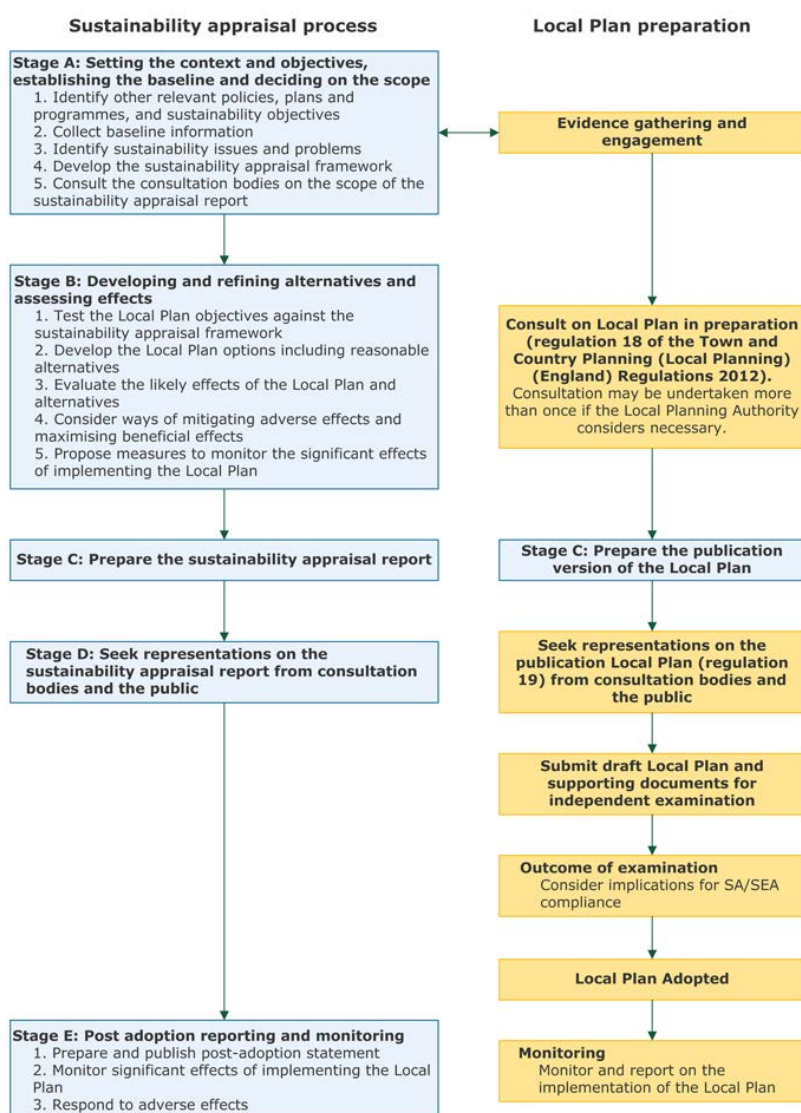
2.2. Sustainability Appraisal and Strategic Environmental Assessment

- 2.2.1. There is a mandatory requirement under the Planning and Compulsory Purchase Act 2004, to undertake a Sustainability Appraisal (SA) of Local Plans. SA is a systematic and iterative process that identifies and reports on the likely significant effects of strategies and policies to ensure that decisions are made in accordance with the principles of sustainable development.
- 2.2.2. The SA process seeks to promote sustainable development through the better integration of social, economic and environmental objectives and inform the process of Local Plan preparation. However, the SA can only

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show how sustainable the effect of a policy or site allocation is likely to be and identify how and where there may be potential harmful effects and when mitigation may be required. A balance between social, economic and environmental impacts also needs to be achieved, for example negative environmental impacts may be outweighed by positive social and economic effects.

- 2.2.3. SA is an essential part of the plan making process which must be integrated into it at each stage as shown in the diagram below. This Final SA builds upon work previous undertaken by adding to and refining elements of Stage B in order to reach Stage C to accompany the Publication Draft Local Plan.



2.3. Strategic Environmental Assessment

- 2.3.1. Strategic Environmental Assessment (SEA) is required by EU Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (often referred to as the SEA Directive). Plans and programmes with the potential to have significant environmental

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effects (positive or negative) are required to undergo SEA. All Local Plans are considered to have the potential for significant environmental effects. The table below sets out the requirements of the SEA Regulations and how these have been met by the SA process.

Environmental Report requirements ¹	Section of this report
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Scoping Report, Section 3 and Appendix 1
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Scoping Report and Section 3
(c) the environmental characteristics of areas likely to be significantly affected;	Scoping Report and Section 3
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Scoping Report and Section 3
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report, Section 3 and Appendix 1
(f) the likely significant effects ² on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects;	Section 4 and Appendices 6 and 7
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 4 and Appendices 6 and 7
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 5
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Section 7
(j) a non-technical summary of the information provided under the above headings.	Section 1

2.4. Habitats Regulations Assessment

2.4.1. The European Union Habitats Directive protects certain species of plants and animals which are particularly vulnerable. The Directive specifically relates to areas which are collectively known as Natura 2000 sites. These are Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. The Habitats Regulations Assessment (HRA) process involves an initial screening assessment, and if required a more detailed

1.1.1. _____

¹ As listed in Annex I of the SEA Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment).

² These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

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Appropriate Assessment, to ascertain that the Local Plan is not likely to have significant adverse impacts on a Natura 2000 site.

- 2.4.2. A HRA Screening Report was published in September 2016 to accompany the Regulation 18 Local Plan consultation. It concluded that there was unlikely to be significant effects, although there remained some uncertainty in relation to the precise impacts on air quality.
- 2.4.3. Further HRA work was undertaken to look specifically at Nitrogen Oxide emissions resulting from the proposed development strategy. The findings of this were published in the Habitat Regulations Assessment: Stage 1 (Air Quality Screening) (July 2018) and concluded that there were no significant adverse impacts associated with the Local Plan.

3. Establishing the Context and Baseline

3.1. Policies, Plans and Programmes

Task A1: Identify other relevant policies, plans and programmes, and sustainability objectives.

3.1.1. A review has been carried out of the other relevant policies, plans and programmes and their objectives which may influence the development of the Local Plan. These are listed below. A full review is included in Appendix 1.

International
SEA Directive 2001 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment
Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU
The Birds Directive 2009 Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended
The Waste Framework Directive 2008 Directive 2008/98/EC on waste
The Water Framework Directive 2000 Directive 2000/60/EC establishing a framework for community action in the field of water policy
The Environmental Noise Directive 2002 Directive 2002/49/EC relating to the assessment and management of environmental noise
The Landfill Directive 1999 Directive 99/31/EC on the landfill of waste
The Drinking Water Directive 1998 Directive 1998 Directive 98/83/EC on the quality of water intended for human consumption
Air Quality Directive 2008 Directive 2008/50/EC on ambient air quality and cleaner air for Europe
The Habitats Directive 1992 Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
The Nitrates Directive 1991 Directive 91/676/EEC on nitrates from agricultural sources
EU (2009) Directive 2009/28/EC on the promotion of the use of energy from renewable sources
National
National Planning Policy Framework (NPPF) (DCLG, 2012)
Planning Policy for Traveller Sites (DCLG, 2015)
National Planning Practice Guidance (2014)
Natural Environment White Paper, 2011 The Natural Choice: securing the value of nature (HM Government, 2011)
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)
Laying the Foundations: A Housing Strategy for England (DCLG, 2011)
Securing the Future: Delivering UK Sustainable Development Strategy (DEFRA, 2005)
The Energy Efficiency Opportunity in the UK (DECC, 2012)
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)
Healthy Lives, Healthy People: our Strategy for Public Health in England (DoH, 2010)
The Air Quality Strategy for England, Scotland Wales and Northern Ireland (Defra, 2007)

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The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)
Defra (2013) Governments Forestry and Woodlands Policy Statement
HM Government (2008) Climate Change Act
Defra (1981) Wildlife and Countryside Act as amended by the Countryside and Rights of Way Act 2000
Housing Standards Review (2014)
Deregulation Act (March 2015)
Housing and Planning Act (May 2016)
Neighbourhood Planning Act (April 2017)
Fixing our broken housing market (February 2017)
A Green Future: Our 25 Year Plan to Improve the Environment (January 2018)
Local
Kent Local Transport Plan 4: Delivering Growth without Gridlock (2016-2031)
Kent Minerals and Waste Local Plan (Adopted)(July 2016)
Kent Minerals and Waste Local Plan – Safeguarding Supplementary Planning Document (SPD) (April 2017)
West Kent Homelessness Strategy (2016-2021)
Kent Health and Affordable Warmth Strategy (2012-2014)
Kent Environment Strategy (March 2016)
South East LEP: Growth Deal and Strategic Economic Plan (March 2014)
Kent and Medway Unlocking the Potential: Going for Growth (2013)
Kent and Medway Growth and Infrastructure Framework (2018 Update)
Kent Social Care Accommodation Strategy (November 2016)
West Kent Investment Strategy and Action Plan (2010-2015)
West Kent Priorities for Growth (2014)
Kent Downs AONB Management Plan (2014-2019)
High Weald AONB Management Plan (2014-2019)
Kent Biodiversity Action Plan (updated) – formed of 28 Habitat Action Plans (HAPs)
River Basin Management Plan: Thames River Basin District (2009)
Medway: Catchment Flood Management Plan (2009) – applicable to the fluvial section of the Medway
Medway Estuary and Swale Shoreline Management Plan (2010) – applicable to the tidal section of the Medway
Upper Medway Internal Drainage Board Policy Statement on Flood Protection and Water Level Management (2006)
Water Resource Management Plan (2015-2040) (Southern Water)
Water Resources Management Plan (2010-2035) (South East Water)
Joint Strategic Needs Assessment: Working Together to keep Kent Healthy 2016
Kent Joint Health and Wellbeing Strategy (2012)
Kent’s Health Inequalities Action Plan (2012-2015)
A Strategic Framework for Sport and Physical Activity: A Ten Year Vision (2012)
TMBC Core Strategy (2007)
TMBC Development Land Allocations DPD (2008)
TMBC Tonbridge Central Area Action Plan (2008)
TMBC Managing Development and the Environment DPD (2010)
TMBC Level 1 Strategic Flood Risk Assessment (August 2016)
TMBC Strategic Housing Market Assessment (2014)
Strategic Housing Market Assessment Addendum (August 2014)
Strategic Housing Market Assessment Update (June 2015)
Strategic Housing Market Assessment Update (September 2016)
TMBC Economic Regeneration Strategy (2015-2019)
TMBC Economic Futures Forecasting Study (2014)

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TMBC Employment Land Review (2014)
TMBC Employment Land Needs Update (November 2017)
TMBC Development Capacity Study (2013)
TMBC Leisure and Arts Strategy (2008-2013)
TMBC Open Space Strategy (2009)
TMBC Cycling Strategy (2014-2019)
TMBC Community Safety Partnership Plan (2013-2014)
TMBC Gypsy and Traveller Accommodation Needs Assessment (2018)
TMBC Air Quality Action Plan (draft) (2011)
TMBC Contaminated Land Inspection Strategy (2016 revision)
TMBC Housing Strategy (2012-2015)
TMBC Housing Delivery Study (2017)
TMBC Call for Sites: Final Sites Assessments (2016)
TMBC Strategic Land Availability Assessment (2018)
TMBC A20 Study (2016)
M25 & M26 Connectivity Study (June 2016)
TMBC Air Quality Assessment (2018)
TMBC Habitat Regulations Assessment: Stage 1 (Air Quality Screening) (July 2018)
TMBC Green Belt Study Part 1
TMBC Green Belt Study Part 2
TMBC Green Infrastructure & Ecological Networks Report (2018)
TMBC Open Space Evidence (March 2018)
TMBC Surface Water Management Plan (2013)
TMBC Transport Assessment (2018)
Local Plan Viability Study including Community Infrastructure Levy (CIL) (July 2018)

3.1.2. Following this review, a number of issues have been identified to take into account in the preparation of the Local Plan.

3.2. Baseline information

Task A2: Collect baseline information

3.2.1. In order to be able to predict and monitor the effects of strategies and policies within the Local Plan, it is necessary to have an understanding of the baseline position. This requires the collection of data to assess the current and likely future state of the plan area. The SEA Directive requires an assessment of the 'relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'. In addition, this exercise also helps to identify sustainability issues of particular relevance to Tonbridge and Malling.

Flooding

3.2.2. The River Medway runs through the Borough, flowing from the upper reaches through the town of Tonbridge to the downstream section through and beyond Aylesford. The Medway is fluvial between the outer north-western limits of Hildenborough down to Allington Lock (in Maidstone). Downstream from the Lock, including Aylesford, the Medway is tidal, eventually feeding into the Thames Estuary.

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- 3.2.3. It is evident from the flood mapping that a significant section of the central area of the principal town in the Borough, Tonbridge, is at high risk from flooding. In addition, the Rural Service Centre of East Peckham is at high risk whilst parts of Aylesford in the north-eastern parts are at medium and high risk from flooding. This assessment is based upon current flood mapping from the Environment Agency.

Tidal and Fluvial Events in December 2013

- 3.2.4. In December 2013 the Borough experienced very significant levels of flooding. After the tidal flooding event at the beginning of the month, significant rainfall fell during the days leading up to Christmas making it the wettest December in 79 years. During the Christmas period the flow in the Upper Medway was the highest ever recorded at 300+m³/second. To put this into context, a figure of 220 m³/second was recorded in the year 2000 whilst 250 m³/second in 1968, the last two severe rain events.
- 3.2.5. High flows in the River Medway are controlled by sluice gates and a flood storage area at Leigh. Within the town itself there are flood walls which are built along the banks of the Medway. Even with the presence of flood defences, the town of Tonbridge is not completely protected from flooding. During the severe weather event in December 2013 the Leigh Flood Storage Area managed to halve the flow of the Medway to 160m³/sec. In total, 335 homes were flooded by these two flood events, mostly within Hildenborough, Tonbridge, East Peckham and Aylesford.

Landscape Constraints

- 3.2.6. There are two Areas of Outstanding Natural Beauty (AONB) that fall within Tonbridge and Malling Borough. Part of the Kent Downs AONB covers significant areas of the northern and north-western parts of the Borough whilst a very small part of the High Weald AONB covers the area south of Tonbridge. The Management Plans for both AONBs covering parts of Tonbridge and Malling were reviewed by the Joint Advisory Committees in 2013 and adopted as a material consideration by the Council in 2014.

Green Belt

- 3.2.7. The Metropolitan Green Belt covers 17,060 ha of Tonbridge and Malling which represent over 70% of the total area of the Borough.

Ecology and Biodiversity Constraints

- 3.2.8. There are two Special Areas of Conservation (SAC) that fall wholly or partially within the borough: North Downs Woodland SAC (287.58 ha) and Peters Pit SAC (28.3 ha). These have been designated because of their wildlife value according to the criteria in the European Union's Habitats Directive. They both lie in the northern part of the Borough.

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- 3.2.9. A number of Sites of Special Scientific Interest (SSSIs) are located in Tonbridge & Malling, with the largest being the Halling to Trottiscliffe Escarpment and the Holborough to Burham Marshes. These are designated because their wildlife/geological value is of national importance.
- 3.2.10. Just under 11% of the Borough is covered by Ancient Woodland (2,621 ha).
- 3.2.11. There are over 40 Local Sites across the Borough. These Local Sites include: Local Wildlife Sites; Regionally Important Geological Sites (RIGS); and Local Nature Reserves (LNRs).
- 3.2.12. The spatial extent of these designations can be seen in Appendix 2.
- 3.2.13. In addition to these designations, a wide range of natural habitats can be found across the Borough, including a range of Priority Habitats. The 2012 Kent Habitat Survey identifies the extent and condition of natural habitats which for Tonbridge and Malling include; orchards, woodland, chalk grassland, wetland, acid grassland and heath. This data has fed into the work on Biodiversity Opportunity Areas (BOAs) which identify broad locations where habitat work should be focused in order to secure the maximum biodiversity benefits at a landscape scale. These data sets provide a framework for the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.

Heritage Constraints

- 3.2.14. Within Tonbridge and Malling there are 60 Conservation Areas, 25 Scheduled Ancient Monuments and over 1,300 Listed Buildings.
- 3.2.15. There is an identifiable band of 23 Historic Parks and Gardens (5 of which are recognised as being of national interest) crossing the Borough from east to west from Mereworth Castle to Fairhill at Hildenborough which individually and collectively make a major contribution to the character of the landscape in the locality.

Agricultural Land Quality

- 3.2.16. Extensive areas of high quality agricultural land are found in Tonbridge and Malling including the foot of the North Downs, parts of the East Bank of the Medway and the Greensand Ridge, including some areas of Grade 1 agricultural land (see Appendix 2).

Minerals

- 3.2.17. Silica sand is considered to be a mineral of national importance, due to its limited distribution. The Folkestone Beds, west of Maidstone is the traditional extraction area for silica sand in Kent and includes Wrotham Quarry (Addington Sand Pit) which falls within Tonbridge and Malling.

- 3.2.18. Safeguarding- The geology of Tonbridge and Malling means that here are several known minerals resources in the borough including construction sand, silica sand (see previous paragraph) and limestone (Kentish Ragstone). Kent County Council adopted the Minerals and Waste Local Plan, in July 2016, which protects these mineral resources from unnecessary sterilisation through the designation of Mineral Safeguarding Areas (MSA's) (see policy DM7). The purpose of MSAs is to ensure that the mineral resources are adequately and effectively considered in land-use planning decisions, so that they are not needlessly sterilised, so thereby compromising the ability of future generations to meet their own needs. Hermitage Quarry (crushed rock) is an operational quarry in the north-east part of the Borough which has received a recent planning permission for extension.
- 3.2.19. The site of the proposed Medway Cement Works, Holborough and its permitted mineral reserves are together identified as a Strategic Site for Minerals in Kent in the emerging Kent and Minerals and Waste Local Plan.

Waste

- 3.2.20. Over 90% of the waste collected by the Borough Council is either recycled, composted or used to produce energy from.
- 3.2.21. 80% of the waste collected by the Borough Council is processed in the borough.
- 3.2.22. The Allington Energy from Waste (EfW) plant is located in the Borough and can treat residual household waste. It enables Kent to divert waste from landfill and to meet the national planning policy objective to move the treatment of waste up the hierarchy of treatment options.
- 3.2.23. Blaise Farm, near West Malling has a large, modern enclosed plant for composting of green and kitchen waste.

Profile of the People

- 3.2.24. This section sets out the key profile statistics for the community of Tonbridge and Malling, including a projection of what will happen to this profile going forward up until 2031. The source of the current profile data is the Office for National Statistics (ONS) (mid-2012 estimates). Data on the distribution of population 2011 and 2031 is taken from the Council's Strategic Housing Market Assessment (2014) and is sourced from the ONS, in particular 2012-based Sub-National Population Projections (SNPP). Data on ethnicity is derived from the 2011 Census.

Current Profile (2017):

Population by Gender ³	
Males:	63,100
Females:	65,800
Total Population:	128,900

Population by Age Group	
0-14:	24,500
15-64:	80,300
65+:	24,100

Population by Ethnicity ⁴	
All People:	120,805
White:	115,872
BME:	4,933

- 51% of the population are females
- 62% of the population are of working age (16-64)
- Nearly a quarter (23.5%) are aged 60+
- 96% of the population are white

Future Profile – 2031⁵

Total Population Projection	
2018	129,300
2025	136,500
2031	141,500

2031 Population by Gender	
Males:	69,500
Females:	72,100

Figures in 000s to one decimal place

1.1.1. _____

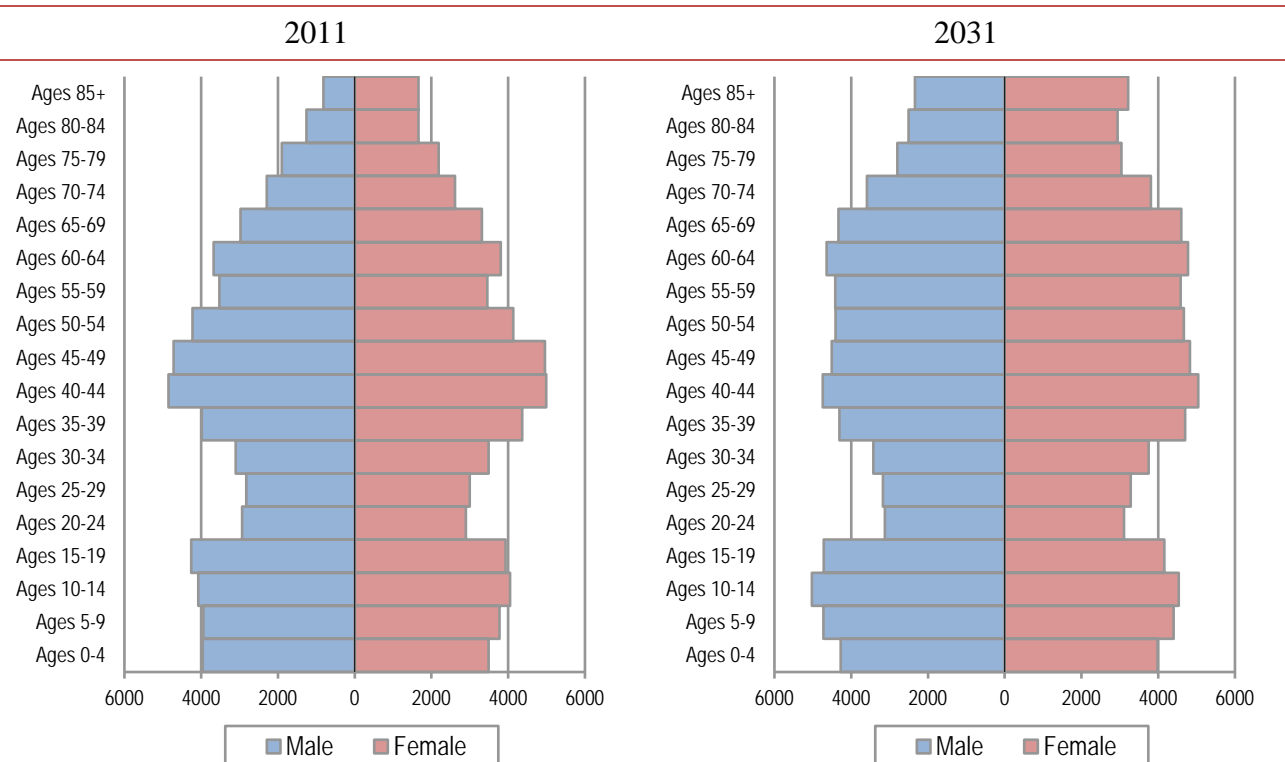
³ ONS Population estimates

<https://www.nomisweb.co.uk/reports/lmp/la/1946157321/report.aspx?town=tonbridge#tabrespop>

⁴ Census 2011

⁵ 2016-based Sub-National Population Projections (ONS)

Distribution of Population 2011 and 2031 – Tonbridge & Malling

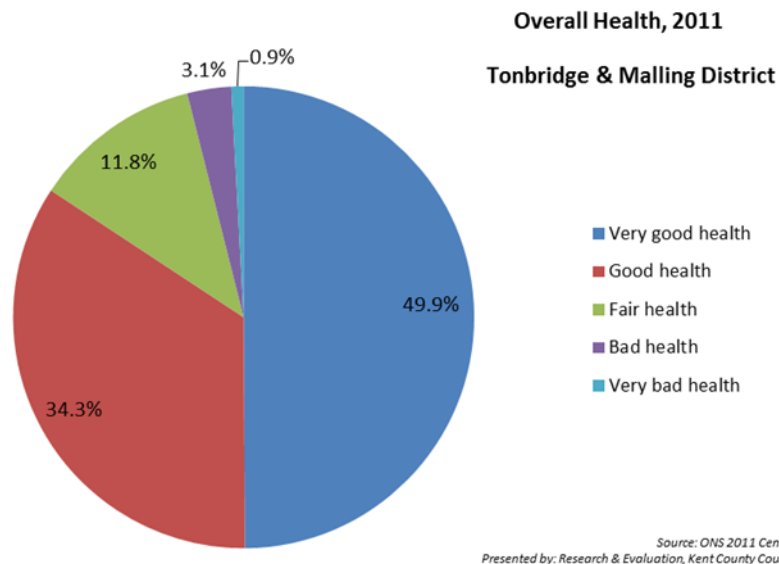


Source: ONS

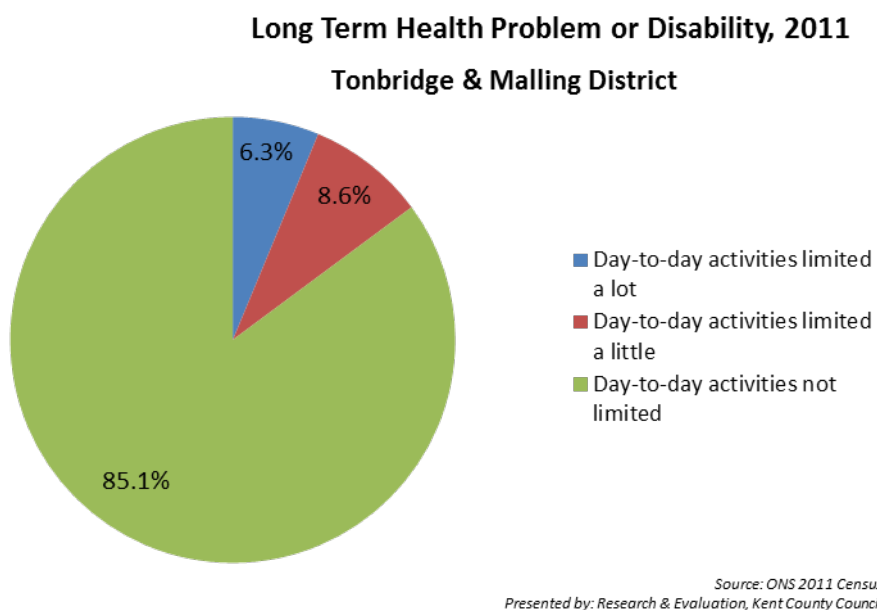
3.2.25. The pyramid (see above) clearly show the growth in population overall and highlight the ageing of the population with a greater proportion of the population expected to be in age groups aged 60 and over (and even more so for older age groups) – in particular the oldest age group (85+) shows an increase in-excess of 120%.

Profile of Health of Population

3.2.26. According to the Census 2011, half of the people in Tonbridge & Malling enjoy very good health. Less than 1% enjoys very bad health (see below).



3.2.27. Only 6.3% of the resident population in Tonbridge & Malling experience a long-term health problem or disability that limits their day-to-day activity by a lot (see chart below).



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3.2.28. The following section sets out baseline information on child and adult health plus local priorities for health. The source of the data is the 'Tonbridge and Malling district Health Profile 2018' produced by Public Health England (3rd July 2018) whilst the local priorities are sourced from the West Kent Clinical Commissioning Group. The headline figures include:

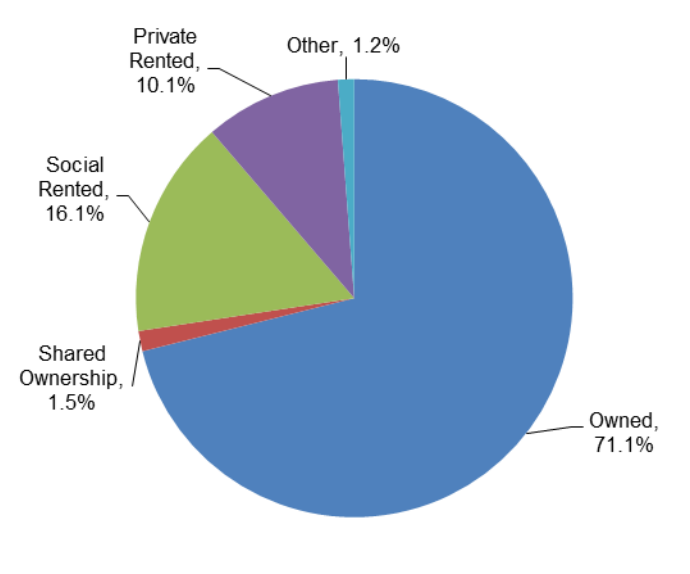
- In Year 6 (aged 10-11) 14.6% (194) of children are classed as obese, better than the average for England.
- Life expectancy is 4.6 years lower for men and 4.4 lower for women in the most deprived areas of Tonbridge and Malling than in the Least deprived areas
- Life expectancy at birth for males (2014-16) is 81.5 years and life expectancy at birth for females (2014-16) is 84.7 years. This is longer than the life expectancy at the national level (79.5 years for males, 83.1 years for females)

3.2.29. Priorities in Tonbridge and Malling include enhancing the quality of life for people with long term illnesses, ensuring people have a positive experience of care and help people recover from episodes of ill health of following injury.

Profile of Housing

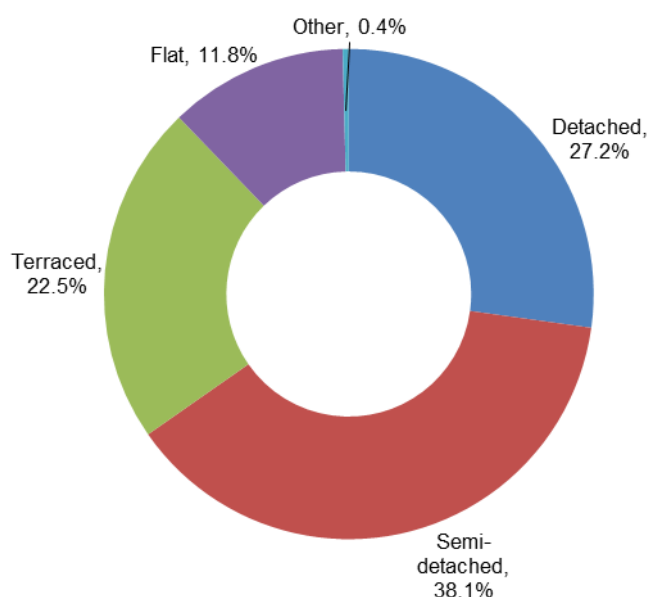
3.2.30. This section profiles the existing housing stock, housing market, housing affordability and the Objectively Assessed Need for Housing (OAN). The source of this data is the Strategic Housing Market Assessment (SHMA) published by the Borough Council in March 2014. This is available online from the Council's Local Plan webpage. The SHMA sources the majority of the data from the 2011 Census.

Tenure Profile (2011)



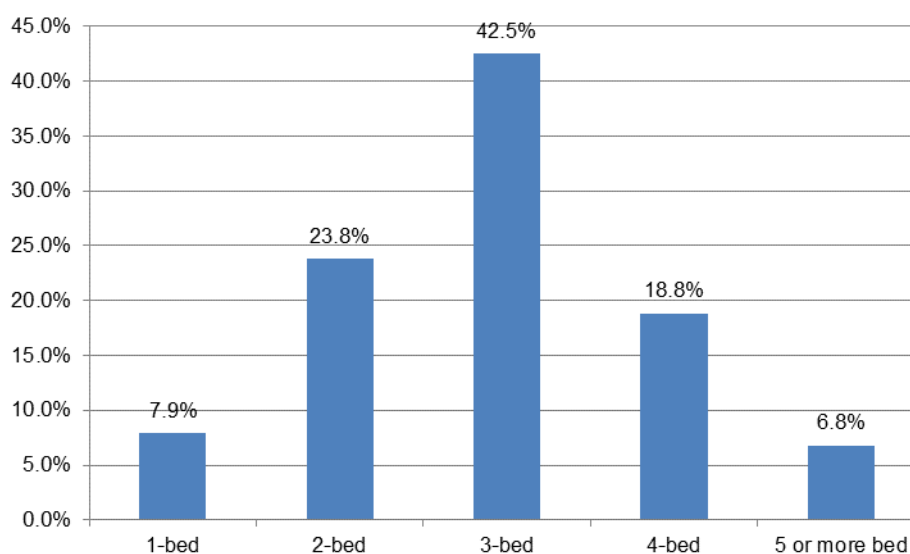
Source: Census 2011

Dwelling Stock Profile (2011)



Source: Census 2011

Size of Homes (2011)



Source: Census 2011

Average Median House Prices (2017⁶)

3.2.31. In 2017 the median house price in the borough was £340,000 whilst the median earnings was £28,865 resulting in an affordability ratio of 11.78. This compares to an affordability ratio of 9.97 in 2015 and 11.33 in 2016, which highlights a worsening of housing affordability in Tonbridge & Malling over

1.1.1. _____

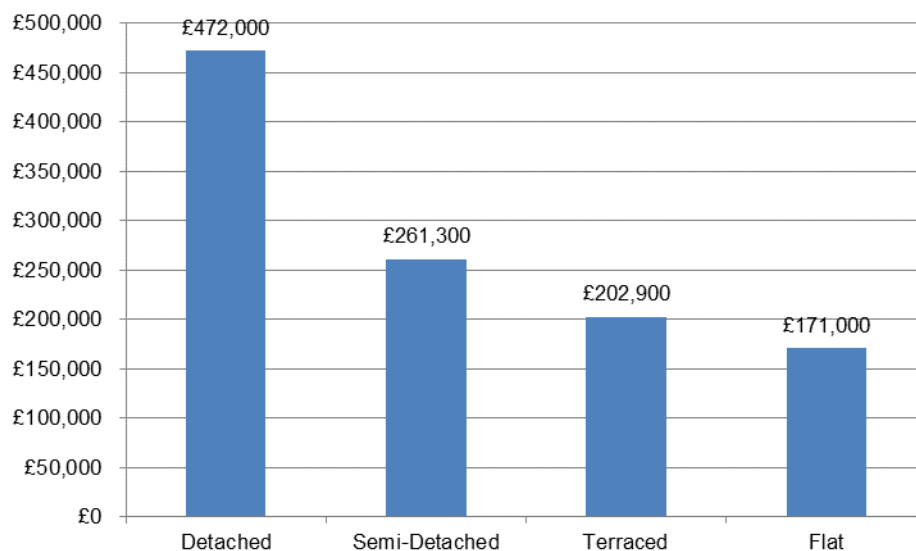
⁶ ONS:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2017>.

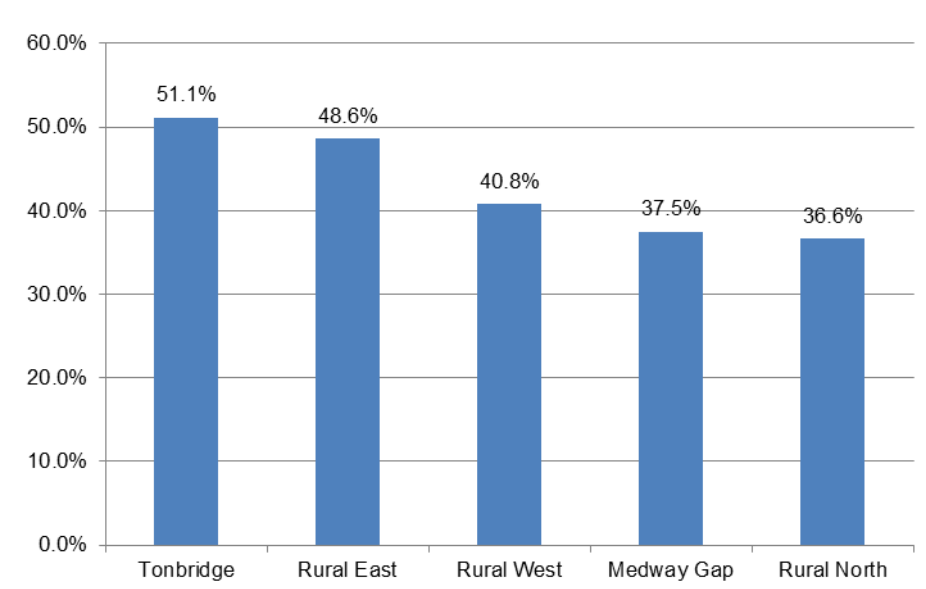
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recent years. This compares to an affordability ratio of 7.9 for England and an affordability ratio of 10.3 for the South East (2017).

Average House Prices by Property Type (2012)



Estimated Proportion of Households Unable to Afford Market Housing without Subsidy across the Borough (2013)



Source: Online Estate and Letting Agents Survey (July 2013) and Income modelling

Sub-market	Wards
Tonbridge	Trench; Cage Green; Higham; Castle; Vauxhall; Judd; Medway
Rural East	East Peckham and Golden Green; Hadlow, Mereworth and West Peckham; Wateringbury
Rural West	Hildenborough; Ightham; Borough Green and Long Mill; Wrotham; Downs
Walderslade and Rural North	Burham, Eccles and Wouldham; Blue Bell Hill and Walderslade
Medway Gap	Aylesford; Ditton; Larkfield North; Larkfield South; Snodland East; Snodland West; West Malling and Leybourne; Kings Hill; East Malling

3.2.32. The figure above illustrates that across Tonbridge & Malling it is estimated that between 37% and 51% of households are unable to access market housing on the basis of income levels depending on location. Affordability looks to be best in Rural North with this area showing the lowest proportion unable to afford. The fact that private sector rents are typically lower in the Rural North area is the main reason for the lowest proportion of households being unable to afford being observed in this location.

Affordable Housing - Net Need for Different Types of Affordable Housing (per annum)

3.2.33. The data (below) shows that across the Borough only 30% of the need could be met through products priced at the 80% of market level suggested by affordable rented housing without the need for benefit assistance.

Area	Intermediate			Social/affordable rented		
	Total need	Supply	Net need	Total need	Supply	Net need
Tonbridge	34	11	24	194	125	69
Rural East	10	2	8	49	27	22
Rural West	17	2	15	70	34	36
Medway Gap	48	1	31	202	153	50
Rural North	7	1	6	27	10	17
Borough	116	32	84	542	349	193
% requirement	30%			70%		

Source: Housing Needs Analysis, Strategic Housing Market assessment (March 2014)

Housing type	Description
Intermediate housing	Assigned to households who can afford a housing cost at or above 80% of market rents but cannot afford full market costs
Affordable rent	Assigned to households who could afford a social rent without the need to claim housing benefit but would need to claim benefit to afford an Affordable Rented home (priced at 80% of market rental costs)
Social rent	Households who would need to claim housing benefit regardless of the cost of the property

Profile of the Economy

3.2.34. This section profiles the local economy, highlighting the skills of the resident population, economic activity and salaries. The Office for National Statistics (NOMIS) keep up to date records of all such data.

3.2.35. In March 2018, 77.3% of the economically active population aged 16-64 was in employment.

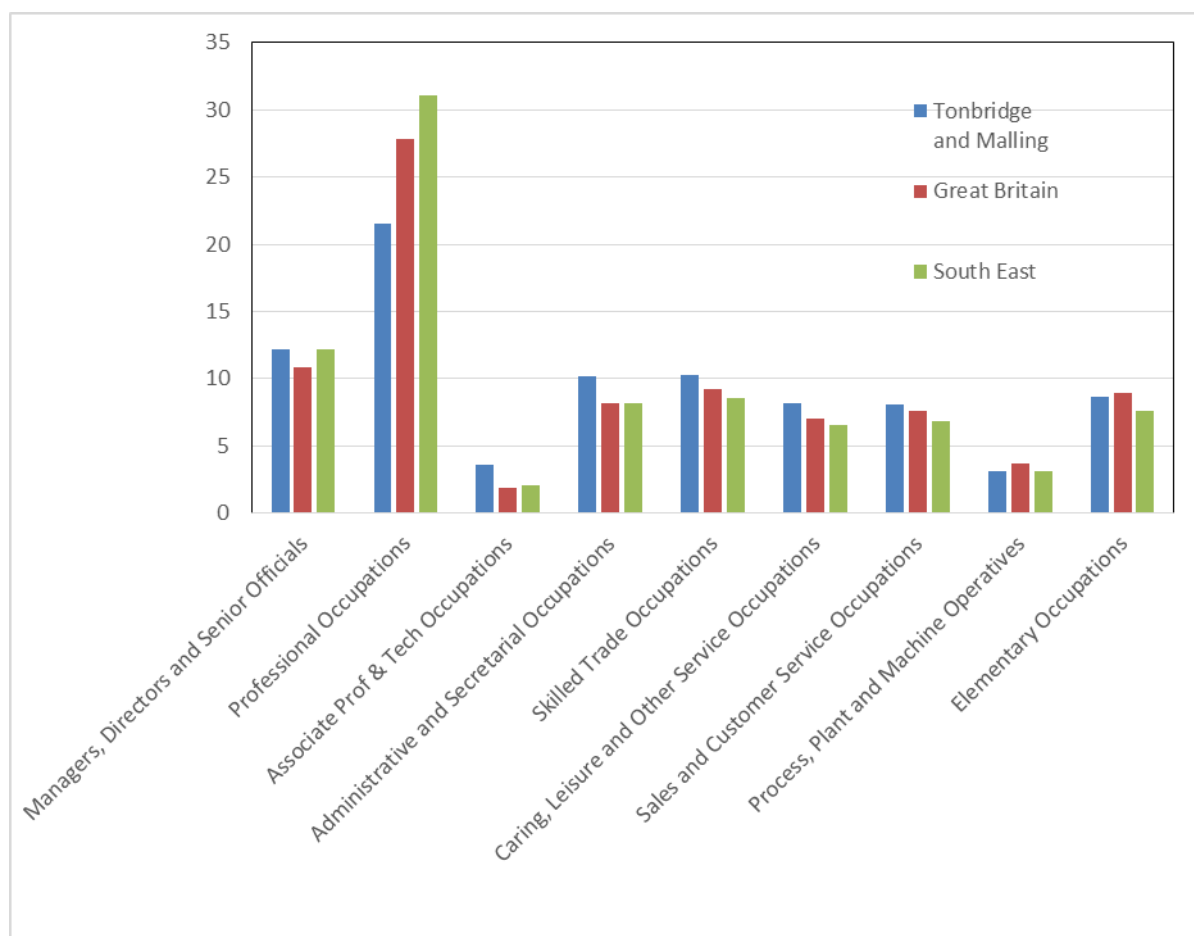
3.2.36. 8.2 %⁷ of the economically active population aged 16-64 was self-employed

1.1.1. _____

⁷ Source: NOMIS 2018, Labour Market Profile - Tonbridge and Malling.

3.2.37. 3.4%⁸ of the economically active population aged 16-64 was unemployed.

Resident Occupations (2013)



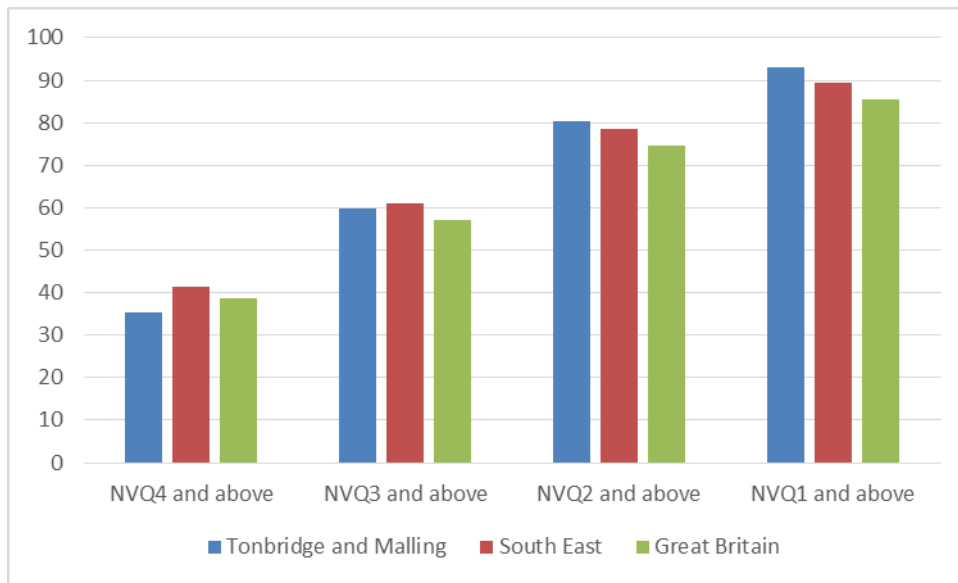
(source: Annual Population Survey (APS) March 2013)

3.2.38. The occupation profile of Tonbridge and Malling’s workforce is broadly in line with the regional and national average but with notably higher proportions of highly skilled occupations typically comprising managers, professional and associate occupations. At the same time, the Borough has a relatively low proportion of residents employed within lower skilled lower paid occupations such as caring, leisure and other service jobs.

1.1.1. _____

⁸ Source: NOMIS 2018, Labour Market Profile - Tonbridge and Malling.

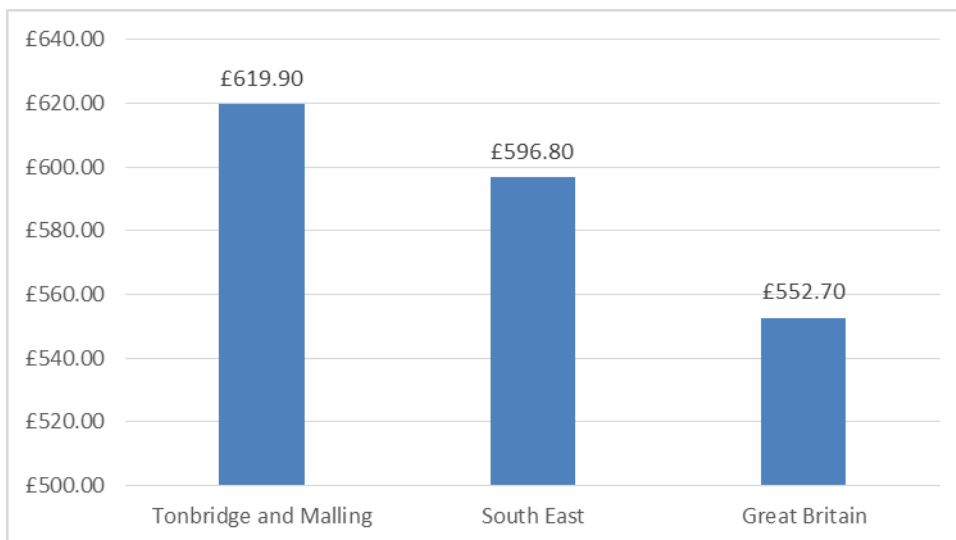
Resident Skills (2013)



(source: NOMIS 2013)

3.2.39. The Borough's resident workforce has skill levels that are comparable with the rest of Great Britain with 35.2% of the population aged 16-64 having qualifications of NVQ4 and above (38.6% for Great Britain). (Source: NOMIS 2018, Labour Market Profile - Tonbridge and Malling).

Earnings by residence (2013)



(source: NOMIS 2013)

Note: Median earnings in pounds for employees living in the area

3.2.40. The median earnings for employees living in Tonbridge & Malling in full-time employment is higher than that enjoyed by residents across the South East and Great Britain.

3.3. Predicted future trends

3.3.1. Predicting future trends with any certainty is always difficult, however, it is anticipated that without suitable intervention the following trends are likely.

Environment

3.3.2. The current Development Plan includes policies protecting natural assets and securing improvements and increases to the stock of open spaces in the Borough to meet the needs of the growing population. The existing Development Plan's time-horizon is up to 2021. If no new Local Plan is prepared, some locally valued natural assets may be at risk and opportunities for enhancing the overall biodiversity value in the Borough will be lost. In addition, opportunities to enhance and increase the provision of open spaces in the Borough through developer contributions will be lost.

Housing

3.3.3. Set out below is the current housing land supply position, measuring the performance against the Objectively Assessed Need (OAN) figure for housing identified in the Strategic Housing Market Assessment (SHMA) (Update, September 2016) of 696 dwellings per annum (dpa).

Housing Land Supply 2006-2021 (696 units per year)

Year	Sites with Permission (1)	Small Sites Estimate (2)	Large Sites Windfalls	Allocations (3)	Kings Hill Phase 3	Kings Hill (4)	Hoborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Completions	5 Year Totals	Total Supply 2006-2021	5 Year Supply 2017/18-2021/22
2006/07	437					281	85			47	850			
2007/08	349					300	137			53	839			
2008/09	280					224	91			203	798			
2009/10	209					93	47	16		7	372			
2010/11	145					55	18	59		74	351			
2011/12	119					90	100	22		113	444			
2012/13	151					84	59	70		30	394			
2013/14	257					108	12	82		149	608			
2014/15	267					91	43	26		60	487			
2015/16	441					74	64	14		319	912			
2016/17	436					41	60	138	13	142	830			
2017/18	486	44		5		15	92	122	127	67	958			
2018/19	451	44		25	50	44	38	92	186	17	947			
2019/20	149	44		33	100	1	80	88	150	27	672			
2020/21	1	44		20	100		73		186	0	424			
2021/22		44		21	100		80		186	23	454			
2022/23		44			100		47		120		311			
2023/24		44			100				72		216	1173		
2024/25		44			85				19		148			
2025/26		44									44			
2026/27		44									44			
2027/28		44									44			
2028/29		44									44	220		
2029/30		44									44			
2030/31		44									44			
Totals	4178	616	0	104	635	1501	1126	729	1059	1331	11279	11279		
													SHMA 5 yr OAN +5% (8)	3654
													Difference	-199
													5 Year Supply (9)	95%
													No. of years of HLS (8)	4.7

Note (1) Excluding Strategic Sites & Tonbridge Town Centre
 Note (2) Windfall projection from small sites (fewer than five units in capacity)
 Note (3) Includes 55 dwellings on allocated land at Kings Hill. 21 units phased in 2021/22 are on an allocation where the planning permission has expired.
 Note (4) Excludes 55 dwellings on allocated land without permission
 Note (5) Hoborough Quarry 2008/09 error - should have been 91 units not 182 units
 Note (6) Objectively Assessed Need (OAN) for housing identified in the Strategic Housing Market Assessment (SHMA) (Update, September 2016) plus 5% buffer as required by para. 47 in the NPPF
 Note (7) Supply of ready to develop housing sites as a % of the 5-year OAN requirement (see footnote (6))
 Note (8) Number of years of Housing Land Supply (HLS) measured against 5-year OAN requirement - 5% (see footnote (6))

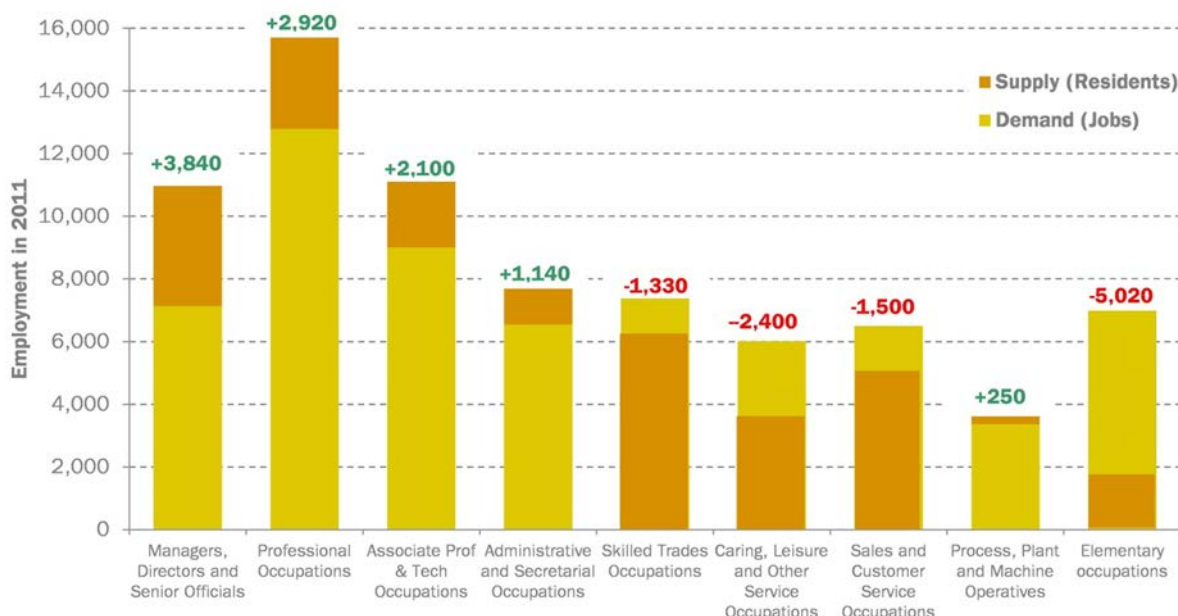
Next 5 years of projected housing supply
 5-year supply as a percentage of the OAN requirement (see footnote (6))
 Post Plan Period (2006-2021)
 Number of years of housing land supply measured against 5-year SHMA requirement (see footnote (6))

3.3.4. For the five-year period commencing 1st April 2017 the supply of housing land in the Borough is insufficient enough to meet the OAN figure identified in the current SHMA (effectively 4.7 years' worth of housing land). The OAN is a piece of evidence to inform the new Local Plan. The expectation of the Government in the National Planning Policy Framework (NPPF, 2012) (para.14) is for Local Plans to be prepared based on a strategy which seeks to meet objectively assessed needs where it is consistent with achieving sustainable development. If no new Local Plan is prepared there is the risk that in the medium to long-term there will be an insufficient supply of strategically planned land to meet the housing needs of the growing population of the Borough. This could make it very challenging to deliver enough affordable housing to meet the identified need as well as exerting upward pressure on general affordability which could prevent more local people accessing the housing market. This in turn could have the negative effect of making it very challenging for lower skilled residents to remain in the Borough because of the cost of housing. Finally, if no new Local Plan is prepared then the infrastructure needed to support the future growth of the Borough will not be effectively planned for which could exert significant pressure on facilities including schools, transport and health care as ad-hoc planning applications are made and their cumulative impact is not fully understood and planned for in the long-term

Economy

3.3.5. The Economic Futures work highlights that there is a mismatch between skills demand and availability in the Borough; i.e. there is an insufficient supply of higher skilled jobs locally to be able to retain all of the Borough's residents in local employment at this level (see Figure below).

Occupational Demand/Supply Balance



Source: APS 2013/NLP Analysis

- 3.3.6. Evidence on the employment land needs of the Borough for the period to 2031 concludes that a further 46.8ha of employment land is needed. The emerging Local Plan identifies a number of sites for employment uses in addition to the existing allocated areas. This is necessary to support new and existing businesses by ensuring the opportunities exist to meet their needs as well as to support the creation of a range of jobs and opportunities for the population.
- 3.3.7. If no new Local Plan is prepared an opportunity will be lost to address the imbalance between workforce skills with local business needs and will stifle economic growth. This could have the effect of increasing long-distance out-commuting. Furthermore, if no new Local Plan is prepared an opportunity will be lost to support lower skilled residents to remain in the Borough.

3.4. Key Sustainability Issues

Task A3: Identify sustainability issues and problems

- 3.4.1. Sustainability issues include ‘existing environmental problemsin particular those relating to any areas of a particular environmental importance’ as required by the SEA Directive (Annex 1(c)). These have been identified from analysis of the relevant policies, plans and programmes, and baseline data review. These are set out below. The identification of these issues fed into the development of the SA framework.
- Affordability of the local market housing stock relative to incomes
 - Adequate supply of affordable housing to meet local needs
 - Ability of the housing stock to meet changing needs of the population
 - Significant proportion of out-commuting of resident highly skilled workforce from the Borough
 - Significant proportion of in-commuting of lower skilled workforce from outside the Borough
 - Significant proportion of the Borough is covered by nationally important natural constraints (SAC, SSSI, AONB, Flood Zones 2 & 3, Green Belt)
 - There are significant reserves of minerals essential for supporting the growth of the Borough
 - Air quality
 - Risk from fluvial, tidal, surface and groundwater flooding
 - Infrastructure capacity
 - Connectivity of rural settlements to the urban areas
 - Communication infrastructure to support rural businesses
 - Continued viability of the agricultural economy
 - Obesity and well-being of residents, particularly in the most deprived areas
 - Resilience to the effects of climate change locally
 - Making best use of natural resources
 - Reducing amount of non-hazardous waste sent to landfill and increasing the reuse and recycling of waste

4. Sustainability Appraisal

4.1. Sustainability Appraisal framework

Task A4: Develop the sustainability appraisal framework

Task A5: Consult the consultation bodies on the scope of the sustainability appraisal report

4.1.1. Central to the SA process is the framework of objectives, along with an accompanying set of decision making criteria; this provides a format for describing, analysing and comparing sustainability effects. The SA framework has been developed in consultation with the statutory consultees and is set out below.

SA Objective	Decision making criteria	SEA Directive topics
1. To ensure that everyone has the opportunity to live in an affordable home	Will it deliver affordable housing? Will it deliver sufficient supply to meet the identified housing need? Will it provide housing for the aging population? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	Population Human health
2. To reduce and manage the risk of flooding	Will it reduce the number of people and properties at risk of flooding? Will it manage water efficiently and sustainably?	Water
3. To improve the health and care of the population	Will it promote healthy lifestyles? Will it improve access to healthcare? Will it increase and quantity and quality of publicly accessible open space?	Population Human health
4. To reduce crime and the fear of crime		Population
5. To improve accessibility for everyone to services and facilities	Will it provide increased travel choice? Will it support the continued viability of urban and rural centres?	Population Human health
6. To improve efficiency of land use	Will it use land that has been previously developed?	Biodiversity Soil Material assets

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	<p>Will it avoid the sterilisation of economic mineral reserves?</p> <p>Does it result in the loss of best and most versatile agricultural land?</p>	
7. To protect and improve air quality	<p>Will it avoid locating development in areas of existing poor air quality?</p> <p>Will it help avoid the creation of additional AQMAs?</p>	<p>Human health</p> <p>Air</p>
8. To ensure that the Borough responds positively, and adapts to, the impacts of climate change	<p>Will it support the use of renewable resources?</p> <p>Will it promote energy efficiency?</p>	<p>Climatic factors</p>
9. To protect and enhance natural and heritage assets	<p>Will it minimise habitat fragmentation?</p> <p>Will it provide increased access to, and understanding of the historic environment?</p> <p>Will it conserve and enhance designated landscapes?</p>	<p>Biodiversity</p> <p>Fauna</p> <p>Flora</p> <p>Cultural heritage</p> <p>Landscapes</p>
10. To reduce waste and achieve sustainable waste management	<p>Will it reduce waste generation?</p> <p>Will encourage the re-use of materials?</p>	<p>Material assets</p>
11. To maintain and improve water quality and to use water more efficiently	<p>Will it avoid a deterioration of the quality of waterways and groundwater?</p> <p>Will it facilitate water re-use and recycling?</p>	<p>Water</p>
12. To achieve and maintain a vibrant economy	<p>Will it encourage the rural economy and diversification?</p> <p>Will it contribute to providing a range of employment opportunities in accessible locations?</p> <p>Will it support town centre vitality?</p>	<p>Population</p>

4.1.2. Using the SA Framework and associated questions, baseline information, Local Plan evidence, responses to the Regulation 18 consultation and professional judgement, the likely effects and impacts of the development options have been considered. The various objectives and decision making criteria are given equal consideration. Significant effects have been highlighted and opportunities identified to improve the overall sustainability of the approaches. The scoring system used to assess the impacts is identified below.

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Scoring	Explanation
++	Significant positive impact – proposed approach likely to contribute significantly to meeting this SA objective
+	Minor positive impact – proposed approach likely to contribute slightly to meeting this SA objective
0	Neutral/No impact – proposed approach unlikely to have any effect in meeting this SA objective
-	Minor negative impact – proposed approach likely to slightly hinder meeting this SA objective
--	Significant negative impact – proposed approach likely to significantly hinder this SA objective
?	Uncertain – impacts on the SA objective are unclear

4.2. Appraisal of Draft Local Plan objectives

Task B1: Test the Local Plan objectives against the sustainability appraisal framework

4.2.1. The Way Forward (Regulation 18) document identified four Local Plan objectives. These were assessed against the SA framework as part of the Interim SA Report, and broadly achieved positive or uncertain impacts. To provide greater clarity and detail, the number of objectives has been increased in order to respond to the evidence base and to comments made during the Regulation 18 consultation. The objectives are now:

- Objective 1: Support the delivery of new homes balanced with economic growth to provide a stock of housing and job creation that meets the needs of the community, including the need for affordable housing.
- Objective 2: Ensure new development is of a high quality design.
- Objective 3: Enhance the vitality and viability of Tonbridge Town as the principal urban centre in the borough.
- Objective 4: Support and strengthen the hierarchy of settlements to ensure development that takes place contributes to the sustainability of local communities and services.
- Objective 5: Protect important natural and heritage assets.
- Objective 6: Ensure adequate infrastructure is in place to support the needs of developments and communities.
- Objective 7: Improve accessibility and connectivity including support for improvements to public transport, cyclists and pedestrians through new development.
- Objective 8: Support opportunities to protect and where possible strengthen the existing Green Infrastructure and Ecological Network across the borough as illustrated on the map in Appendix C and defined in the Glossary.
- Objective 9: Ensure development mitigates its impact on the environment and is resilient to the effects of climate change.
- Objective 10: Support opportunities for future-proofing developments so that they can adapt to the changing needs of occupants during

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their lifetime and be able to take advantage of advancements in technologies such as electric vehicles.

- 4.2.2. The objectives of the Local Plan have been tested against the SA framework to ensure compatibility and avoid any inconsistency. Testing the draft objectives of the Local Plan in this way helped to refine them further. Similarly, the Local Plan objectives should be consistent with each other and the SA framework is a way of checking this. The assessment of the plan objectives is set out below.

SA Objective	Plan Objective									
	1	2	3	4	5	6	7	8	9	10
To ensure that everyone has the opportunity to live in an affordable home.	Green	Amber	Amber	Green	Amber	Green	Amber	Amber	Amber	Green
To reduce and manage the risk of flooding	Amber	Amber	Amber	Amber	Amber	Green	Amber	Amber	Green	Amber
To improve the health and care of the population	Amber	Amber	Amber	Amber	Green	Green	Green	Green	Amber	Green
To reduce crime and the fear of crime	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Amber
To improve accessibility for everyone to services and facilities	Green	Amber	Amber	Green	Amber	Green	Green	Green	Amber	Green
To improve efficiency of land use	Amber	Amber	Green	Green	Green	Green	Amber	Amber	Green	Amber
To protect and improve air quality	Amber	Amber	Amber	Amber	Amber	Green	Green	Amber	Green	Amber
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	Amber	Amber	Amber	Amber	Green	Green	Green	Green	Green	Amber
To protect and enhance natural and heritage assets	Amber	Amber	Amber	Amber	Green	Amber	Green	Green	Green	Amber
To reduce waste and achieve sustainable waste management	Amber	Amber	Amber	Amber	Amber	Green	Amber	Amber	Amber	Amber
To maintain and improve water quality and to use water more efficiently	Amber	Amber	Amber	Amber	Amber	Green	Amber	Amber	Green	Green
To achieve and maintain a vibrant economy	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Amber

Key	Green	Positive relationship	Amber	Uncertain relationship	Red	Negative relationship
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- 4.2.3. The assessment found that the Local Plan objectives would produce positive effects (in green) or would have an uncertain impact (shown in amber) against the SA objectives. There were no identified negative impacts. This indicates that the Local Plan objectives produce a strong framework to support and encourage sustainable development in Tonbridge and Malling.

5. Options and reasonable alternatives

Task B2: Develop the Local Plan options including reasonable alternatives

Task B3: Evaluate the likely effects of the Local Plan and alternatives

Task B4: Consider ways of mitigating adverse effects and maximising beneficial effects

5.1. Strategic development strategy options

- 5.1.1. In order to identify potential areas for growth, the council undertook a Call for Sites exercise between April 2014 and September 2016. This provided an opportunity for land owners, developers, parish councils and others to promote sites to be assessed for their suitability and deliverability for development.
- 5.1.2. The starting point for the emerging Local Plan, and the identification of potential development locations, was the assessments of the Call for Sites submissions and the resultant *Suitable* sites. The location of these sites formed the basis of the strategic development strategy options set out in the Local Plan Regulation 18 consultation document which planned for the full objectively assessed need of the borough over the plan period and across the two HMAs.
- 5.1.3. The starting point for each of the strategy options was the Building Blocks comprising brownfield land within the built up confines; land safeguarded in the existing Development Plan for future development, including the area of opportunity; and land at low risk of flooding within existing settlements. The outcome of this exercise was that in order to effectively respond to Government policy, local evidence and the draft Plan Objectives, other reasonable alternatives beyond these and therefore beyond existing settlement confines needed to be considered.
- 5.1.4. In order to identify wider spatial distributions for growth, the following principles were set out by the Regulation 18 consultation document:
- Focussing development adjacent to the principal urban areas of the Medway Gap and Tonbridge, in each housing market area;
 - Focussing opportunities adjacent to a range of settlements across the borough to help support and sustain local communities, big and small;
 - Locating new development in reasonable proximity to transport hubs, utilising and building upon existing infrastructure;
 - Locating new development in the least constrained parts of the borough;

- To provide a mixed portfolio and location of sites, big and small, to meet a range of needs throughout the duration of the plan period up to 2031, over the short-term (up to 5 years), medium-term (6-10 years) and over the long-term (11-15 years);
- To deliver a level of growth at key locations to facilitate significant improvements to supporting infrastructure, e.g. schools, highways and healthcare, for the benefit of local communities; and
- Focussing development on the contribution that larger potential sites could deliver in a proportionate way to meet wider plan objectives and ensure delivery in the plan period.

5.1.5. In light of these principles, the Interim SA identified five spatial strategy options. These were:

- Option 1: Building Blocks + addressing assessed needs adjacent to the principal urban areas of the Medway Gap and Tonbridge;
- Option 2: Building Blocks + addressing assessed needs adjacent to a range of settlements across the borough;
- Option 3: Building Blocks + addressing assessed needs in proximity to commuter and transport hubs; and
- Option 4: Building Blocks + addressing assessed needs in the least constrained parts of the borough.
- Option 5: Building Blocks + combination of the most sustainable aspects of Options 1-4.

5.1.6. Each of these options were subject to SA (see Appendix 3). All options seek to avoid areas of high environmental value and flood risk, and make use of brownfield land whilst delivering the quantum of overall development necessary to meet our identified need. However, all require the consideration of greenfield sites.

5.1.7. Some options, particularly options 3 and 4 propose very limited development around Tonbridge, which may not support the long-term vitality and viability of the town centre and provides both limited residential and employment opportunities. In addition, Options 1, 3 and 4 propose a pattern of development which promotes an uneven distribution between the two Housing Market Areas (HMAs) and which may result in an unsustainable pattern of development as people are required to make longer journeys between their place of work and their home.

5.1.8. Option 2 promotes a more equal distribution between the two HMAs, which not only is a more sustainable pattern of development, but also makes provision of some development in the rural communities of the borough. This is important in not only meeting a range of needs, but also helps to sustain local centres, and the services within those for both the existing and new residents.

- 5.1.9. Option 4 seeks to avoid all designated areas by siting development in the north-east of the borough. Although this could maximise environmental credentials, future development would be confined to one particular area and would therefore be unlikely to address needs where they are generated, which may give rise to an unsustainable pattern of growth. There is also the potential to negatively impact on air quality in this option due to the quantum of development focussed in one particular area, with known air quality issues in close proximity, as well as having a significant impact on existing infrastructure.
- 5.1.10. Options 1-4 also have a high reliance on large strategic sites, which may jeopardize the ability to meet assessed needs in the short-term as the larger sites are likely to have longer lead-in times.
- 5.1.11. The outcome of these assessments concluded that in order to secure a sustainable pattern of development that meets the objectively assessed needs of a range of communities, whilst seeking to minimise environmental impacts, provide for a mixed portfolio of sites to deliver throughout the plan period, and not over burden existing infrastructure, Option 5 is the most sustainable option.

5.2. Site options

- 5.2.1. The next stage in the process was to identify sites that could deliver the strategy. Each *Suitable* site was assessed against a series of 24 criteria to help identify any issues which may impact on the quantum of development a site could deliver, constraints or potential mitigation measures that may be required. This included amongst other things, Local Wildlife Sites, surface water flooding, Conservation Areas, Publicly Accessible Open Space and distances to key services. This assessment is set out in Appendix 4.
- 5.2.2. This process enabled officers to identify a number of *Suitable* sites which were considered to be unreasonable alternatives. This was primarily due to uncertainty over a sites availability or planning permission having been granted post the Call for Sites exercise. A list of those sites and the reasoned justifications are set out in Appendix 5.
- 5.2.3. The remaining *Suitable* sites were considered to be reasonable alternatives, and were subject to testing against the SA framework. To allocate all of these sites would result in an unsustainable and unrealistic development strategy. The sheer quantum of development would put significant pressure on infrastructure and pose a serious risk to air quality, local amenity, natural and heritage assets and biodiversity and the local economy. Furthermore, in light of what the local housing market has previously delivered, it is questionable whether all of these sites would be realistically deliverable in the plan period. Therefore choices needed to be made.
- 5.2.4. The sites included in the Regulation 18 consultation document were believed to best deliver against the SA objectives, plan objectives, guiding principles and Government expectations at the time. The Way Forward acknowledged

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that the sites proposed at Regulation 18 could deliver in the region of c.10,000 homes, and building in some flexibility and choices to reflect emerging evidence and responses to consultation.

- 5.2.5. SA is an iterative process, and as pieces of evidence for the Local Plan became available and greater information on the potential impacts of individual development options were identified, the assessments were amended to reflect the findings. This included, amongst other, the Transport Assessment, Air Quality Assessment, Infrastructure Delivery Plan and the responses to the Regulation 18 consultation. The final SA assessments of the sites are set out in Appendix 6. The result of this exercise has been that the sites now being proposed for inclusion in the Local Plan differ in some instances, from those suggested at Regulation 18.
- 5.2.6. From the assessments it is clear that there are relatively few significant differences in the performance of site options when assessed against the SA framework. The master planning process, which would be undertaken for the largest of the sites to be included in the Local Plan, provides the opportunity to address and manage key issues such as green infrastructure, environmental and heritage impacts, open space and infrastructure provision in a coordinated and comprehensive way. All site options will deliver growth but the amount and type provided and the ability to provide a mix of uses on a site will be influenced by the site size and its location.
- 5.2.7. The table below, identifies those locations which the council believe to be the most sustainable for the delivery of housing and employment opportunities, and those that best help to deliver the Local Plan objectives over this plan period and beyond.

SLAA No.	SLAA Site Name
188	Whitepost Field, Aylesford
189	Southways, Staleys Road, Borough Green
192/254/355/386	North of the Paddock, Hadlow
194	West of Whitepost Lane, Aylesford
195	North of Lower Haysden Lane, Tonbridge
196	North of Dryhill Park Road, Tonbridge
197	Carpenters Lane, Hadlow
198	Land at Howlands Allotments
199	Bushey Wood
200	Rear of Robin Hood Lane, Blue Bell Hill
212	Land off Oakapple Lane, Barming
233	South of Church Lane, East Peckham
236	Land off Cobdown Close, Ditton
237/402	Land at Stocks Green Road, Hildenborough
239	Land south of Hermitage Court, Hermitage Lane (Employment)
242	North of London Road, Wrotham
243	Station Road, Ditton
248	Drayton Road Industrial Estate, Tonbridge
251	Land off Court Lane, Hadlow
259	Munday Works, Tonbridge (Employment)

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262	Detling Field, Hermitage Lane
264	Court Lane Nurseries, Hadlow
266	Fishponds Farm, Lower Haysden Lane, Tonbridge
267	Branbridges Wharf, East Peckham (Employment)
269	Bull Lane, Eccles
270	Bell Lane, Burham
280	Little Postern, Postern Lane, Tonbridge (Employment)
299	East of Offham Road, West Malling
304	East Malling Research Station (Land east of Kiln Barn Road, excluding Ditton Labs)
304a	Ditton Edge
304b	Parkside
304c	West of EMR (Employment)
304d	East of EMR (Employment)
304e	EMR Building Block
310	Barfield House, Teston Road, Offham
334	South of Vauxhall Gardens, Tonbridge
358	North of Kings Hill
381	Bunyards Farm/Kent House
389	North of M20 Junction 5, Coldharbour Lane (Employment)
392	Barming Depot, Hermitage Lane
393	Manor Farm, Upper Haysden Lane
396	Rear of London Road, West Malling
408	North of Borough Green and Platt
417	Coblands Nursery, Trench Road, Tonbridge
419	North of RBLI Warehouse, Aylesford (Employment)
422	Tonbridge and Little Trench Farm
427	Church Lane, East Peckham
435	Dog Kennel Wood, Aylesford

5.2.8. In addition to those sites listed above which provide new development opportunities, a number of existing allocations within the current suite of development plan documents are being carried forward into the new Local Plan. These sites are set out in Appendix 8. These were subject to SA during the Core Strategy and Development Land Allocations DPD process, and the findings published in the Sustainability Appraisal Report (2005)⁹. As there are no anticipated additional impacts arising from these individual allocations from those previously identified, these sites have not been subject to a further round of SA. However, they have been included in the assessment of the cumulative impacts of the proposed plan, which also considers the duration and permanency of any impacts in line with the SEA requirements.

5.3. Policy options

5.3.1. The policies in the draft Local Plan have been subject to ongoing SA throughout their preparation. The assessment of the draft policies has been

1.1.1. _____

⁹ Strategic Environmental Assessment / Sustainability Appraisal of Tonbridge and Malling Local Development Framework – Development Land Allocations DPD (October 2005)

undertaken against the SA framework. The assessments are set out in Appendix 7.

- 5.3.2. The assessment found that the Local Plan policies would generally produce positive effects, or may have an uncertain or negative impacts against the SA objectives e.g. potential to impact on protected landscape and their settings. Where these potential effects have been identified by the SA process, mitigation measures have been included in the site specific policies where relevant, and topic based policies included to try and avoid any impacts, or where this is not possible, to manage them. This suggests that the Local Plan policies produce a strong framework to both support development, and manage the impacts of this growth.

6. Cumulative Impacts of the Draft Local Plan

6.1.1. To identify how well the Local Plan as a whole contributes to the achievement of sustainable development it is necessary to consider the cumulative impacts of the site allocations and policies. As part of the evidence base prepared for the Local Plan a number of studies have assessed the cumulative impact of development and have informed the evolution of the plan. These include:

- Habitats Regulations Assessment: assesses the impact on European sites of nature conservation importance and has been prepared in consultation with Natural England.
- Transport Assessment: identifies the cumulative impacts of development in the local and strategic highway network. Further work to identify mitigation requirements has also been undertaken in partnership with Highways England and the Local Highway Authority.
- Air Quality Assessment: identifies the cumulative impact of the development strategy on air quality.
- Infrastructure Delivery Plan: identifies the infrastructure requirements required to support site allocations in the plan. These have been identified through consultation with Kent County Council, West Kent Clinical Commissioning Group and a range of other stakeholders and infrastructure providers.

6.1.2. The site allocations and policies have been tested against the SA framework and the following table outlines the cumulative impacts of the Local Plan against the SA objectives.

SA Objective	Cumulative impacts of the Local Plan
1. To ensure that everyone has the opportunity to live in an affordable home	The Local Plan will meet in full the net Objectively Assessed Need for housing for the plan period and will make a positive contribution to addressing the need for affordable housing. It will also provide opportunities for different groups, households and individuals to live in the borough including Travellers, self-builders and those in need of accessible homes.
2. To reduce and manage the risk of flooding	The development strategy for more vulnerable uses, i.e. housing, avoids areas at high risk of flooding, taking account of the likely future effects of climate change on the flows of watercourses. At the site level, the Local Plan manages the risk of flooding by requiring Sustainable Drainage Systems (SuDS) for major developments to help attenuate flows and allow for natural infiltration.
3. To improve the health and care of the population	The provision of new infrastructure in the Local Plan should have a positive impact against this objective as more health care facilities are provided over the plan period.

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	<p>This is supported by the provision of new publicly accessible open space will provide new opportunities for recreation and the promotion of sustainable transport modes should provide increase opportunities for non-car based travel. The Air Quality Assessment has demonstrated that the development strategy is not likely to have an adverse impact on air quality in the borough.</p>
4. To reduce crime and the fear of crime	<p>This is generally beyond the scope of the Local Plan but issues such as natural surveillance are matters considered as part of the detailed design and layout of development proposals.</p>
5. To improve accessibility for everyone to services and facilities	<p>New housing may bring pressure to some existing services and facilities, however it may also provide opportunities. By allocating sites in sustainable locations, either within existing settlement confines, or adjacent to their boundaries, the Local Plan seeks to promote access to existing facilities. Evidence emerging from the Infrastructure Delivery Plan (IDP) indicates that site specific requirements associated with some new allocations can be implemented in order to mitigate and support development. Where additional infrastructure is required, requirements have been included in the strategic sites policies to mitigate their impact. This new infrastructure will be planned as part of the delivery of sites and will be phased in such a way that provision meets expected growth and minimises strain of existing services.</p>
6. To improve efficiency of land use	<p>The allocations seek to make maximum use of previously developed land within the settlement confines, therefore reducing the need to consider greenfield sites. However due to the assessed needs of the borough, it has been necessary to consider developments on greenfield land. The rural nature of the borough means that there is widespread high quality agricultural land. The allocations avoid all Grade 1 land in order to minimise the any impacts, however it has been necessary to allocate some Grade 2 and Grade 3 land in order to meet our assessed needs. Large areas of the borough are also identified as minerals safeguarding areas by the Kent Waste and Minerals Local Plan. Where a development is likely to impact on such an area, the requirements set out in Policy DM7 of the Kent Waste and Minerals Local Plan on Safeguarding Minerals resources would need to be adhered to.</p>

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	<p>It is proposed that some Green Belt land is removed around the principal town in the Borough and the Rural Service Settlements. This is essential if the Borough is to deliver its OAN in the areas where the needs arise. The Council is also proposing to extend the Green Belt to the east of West Malling to prevent coalescence between Kings Hill, West Malling and the Medway Gap. There is strong pressure for development in this part of the Borough and the extension of the Green Belt in this location along with the releases elsewhere will support a sustainable pattern of development. The alterations proposed result in a negligible net change in Green Belt %.</p>
<p>7. To protect and improve air quality</p>	<p>The air quality assessment has demonstrated that none of the strategic sites in the Local Plan are predicted to exceed the relevant air quality objectives in any scenario, indicating that the sites are suitable for the introduction of new receptors, i.e. people. The Local Plan requires development to mitigate/offset impacts on air quality. During the plan period, air quality will benefit from reductions in vehicle emissions as vehicles become more efficient and cleaner, with an expected significant growth in electric cars on the roads.</p>
<p>8. To ensure that the Borough responds positively, and adapts to, the impacts of climate change</p>	<p>The development strategy in the Local Plan took account of the likely effects of climate change on the flows of watercourses, ensuring more vulnerable uses, i.e. housing, avoid those high risk flood areas. The Local Plan includes a policy for Habitat Protection and Creation that supports the strengthening of the Green Infrastructure and Ecological Network to provide opportunities for species and habitats to migrate along as they adapt to the negative effects of climate change. In response to the increased likelihood of more intensive rainfall the Local Plan requires major development to include Sustainable Drainage Systems to manage increased flows, enabling attenuation and natural infiltration. The Local Plan also requires developments to mitigate impacts on climate change through a tighter water efficiency standard for new homes, the provision of charging points for electric vehicles, support for safe cycling and walking to public transport nodes and the orientation of buildings to harness natural light to reduce energy demands.</p>

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<p>9. To protect and enhance natural and heritage assets</p>	<p>The potential for adverse impacts on sites with biodiversity value as a result of the Local Plan allocations are likely to be minimal. Allocations have avoided sites designated for their nature conservation value, and policies within the plan provide a clear framework for mitigation if required. Policies are also included to support habitat protection and the creation of Ecological Networks and Green Infrastructure. In addition the HRA Screening Reports demonstrate that there is not likely to be a significant effect on internationally protected sites as a result of the Local Plan.</p> <p>There is some potential to impact on the Kent Downs AONB and the setting of both AONBs in certain locations associated with strategic sites. However this is being addressed through inclusion of requirements in the site specific policies LP27, LP29 and LP31 to avoid, mitigate and manage any potential impact.</p> <p>There is some potential to impact on heritage assets as some allocations fall within Conservation Areas. However other policies in the plan seeking High Quality Sustainable Design should ensure that development respect their surroundings, so minimising any impacts.</p>
<p>10. To reduce waste and achieve sustainable waste management</p>	<p>The Local Plan requires development to comply with the relevant policies in the Kent Minerals and Waste Local Plan which includes objectives to move the management of waste up the Waste Hierarchy so that less waste is generated and disposed.</p>
<p>11. To maintain and improve water quality and to use water more efficiently</p>	<p>The Local Plan requires major development to incorporate Sustainable Drainage Systems to mitigate impacts of flash flooding on water management networks and properties. The Local Plan also supports the efficient use of water by requiring new dwellings to meet the tighter water efficiency standard of 110 litres/person/day.</p>
<p>12. To achieve and maintain a vibrant economy</p>	<p>The Local Plan seeks to protect existing employment sites, allocates land for new economic development and supports the appropriate intensification of existing economic uses to address the identified need. In addition the Local Plan includes a policy for the principal town, Tonbridge, which provides flexibility for it to respond to changes in retail and other trends so that it continue to be a vibrant, competitive place.</p>

7. Next Steps and Monitoring

7.1. Timetable

7.1.1. This SA Report to accompany the Publication Draft Local Plan is the third stage in the plan making/SA process (Stage C). The Local Plan timetable was updated in March 2018. The next steps are as follows:

Regulation 19	Formal Publication consultation on the Local Plan (Consultation on Draft SA Report)	October 2018
Regulation 22	Submission of the Local Plan to the Secretary of State Final SA modified to reflect any changes	December 2018
Regulation 24	Examination of the Local Plan	Spring 2019
Regulation 26	Adoption of Local Plan	Winter 2019

7.1.2. Following the formal Publication in October 2018 comments received will be submitted to the Secretary of State, and considered at Examination.

7.2. Monitoring

Task B5: Propose measures to monitor the significant effects of implementing the Local Plan

7.2.1. An Annual Monitoring Report is published each year, and includes monitoring information in connection with the Local Plan and the SA.

7.2.2. A monitoring framework has been developed to ensure that significant sustainability effects of implementing the plan are monitored to identify any unforeseen adverse effects and enable remedial action to be taken.

7.2.3. In developing the proposals for monitoring regard has been paid to:

- The SA framework.
- Baseline information and identified sustainability issues.
- Likely significant effects that were identified.
- Proposed mitigation measures.

Monitoring proposals need to consider both positive and negative impacts. It is not necessary to monitor everything or to monitor an effect indefinitely. Instead the focus of monitoring should be on significant effects that may give rise to irreversible damage and significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. The indicators that are proposed to monitor the Local Plan are set out below.

Indicator no.	Indicator	Target	Source of monitoring	Trigger	Frequency	Action	Policy
General/Whole Plan							
TMBC 1	Number and nature of departures for the Local Plan granted consent per year	[No specific target]	Analysis of appeal decisions	Analysis of departures reveals a significant trend/ issue in the nature of departures obtaining consent.	Annually	Consider the need for changes to the Local Plan as part of a Local Plan review	Whole Plan
TMBC 2	Appeals lost against Local Plan	[No specific target]	Analysis of appeal decisions	Analysis of appeal decisions reveal a significant policy omission or issue.	Annually	Consider the need for changes to the Local Plan policies as part of a Local Plan review	Whole Plan
TMBC 3	Successful delivery of the schemes in the IDP	Successful and timely delivery of the essential schemes identified in the IDP	Monitor through section 106	Annual update of the IDP identifies risk to the delivery of essential schemes including: Risk of a short fall in funding or Risk to the timing of delivery.	Annually	Identify actions which would be used to overcome barriers to deliver infrastructure. Consider the need for a review of the IDP	LP10
TMBC 4	Number of designated sites	No net loss of designated sites.	Monitoring of decision notices i.e. change from employment to housing	Analysis of planning decisions revealing a deviation from the development plan.	Annually	Consider the need for changes to the Local Plan as part of a Local Plan review	LP11
Housing							
TMBC 5	Progress on allocated housing sites	Timely delivery of allocated sites	Monitoring of decision notices	Persistent shortfall in annual completions on allocated sites compared with target rates in the trajectory.	Annually	Review deliverability of housing sites and address barriers to delivery, including bringing sites in the long term trajectory forward, where necessary	LP3
TMBC 6	Number of plots for self-build units consented	The delivery of serviced plots meets or exceeds that of the required need within the specified phasing period	Monitoring of decision notices	A sustained low rate of delivery of plots compared with registered interest. In relation to Government phasing guidelines	Annually	Review approach towards self-build plot provision, including with Registered Providers and housebuilders Assess the effectiveness and interpretation of Policy LP45 as part of a Local Plan Review	LP3, LP46
TMBC 7	Number and tenure of affordable homes delivered	Number and tenure of affordable homes completed/ consented per annum is in accordance with the policy requirements (LP38)	Liaise with Housing Services	Affordable housing delivery falls significantly below annual requirements. Tenure of affordable housing delivery deviates significantly from the indicative policy target.	Annually	Work with Registered Providers to secure greater delivery or change to tenure of delivery Review interpretation of approach regarding off-site contribution	LP39

Indicator no.	Indicator	Target	Source of monitoring	Trigger	Frequency	Action	Policy
TMBC 8	Number of dwellings of different sizes (measured by number of bedrooms) consented	Mix of dwellings consented, corresponds with the dwelling size mix in the SHMA referenced in LP39	Monitored through decision notices (however not always given due to permission being outline)	Analysis of housing being delivered shows that a range or specific needed type of housing is not being delivered at the needed rate or level.	Annually	Review interpretation of Policy LP39 Work with housebuilders to identify and address the mismatch	LP40
Employment							
TMBC 9	Total amount of class B employment floor space consented/completed by type	Timely delivery of allocated sites for employment use	Monitoring of decision notices	Analysis of consents reveals a low rate of delivery in class B employment space with in the monitoring year.	Annually	Identify if barriers to delivery can be overcome, for example through the develop management process, including resolving specific constraints	LP35
Retail							
TMBC 10	Area of (ground floor) retail floor space consented within Tonbridge Town Centre	No net loss of (ground floor) retail floor space	Monitoring of decision notices	Analysis consents reveals shows that a significantly high proportion of ground floor retail space is being lost.	Annually	Consider the need for changes to Policies LP7 & LP8 as part of a review of the Local Plan	LP7, LP8
Gypsies and Traveling Showpeople							
TMBC 11	Delivery of Gypsy and Traveller pitches	Net increase in permanent pitches/ plots sufficient to meet the identified need up to 2031	Enforcement & DM?	The number of permanent pitch/ plot consents granted are significantly above or below identified need	Annually	Consider the need for changes to the Local Plan allocations and/ or revising Policy LP37 as part of a review of the Local Plan	LP38
Natural Environment- Biodiversity							
TMBC 12	Area (per ha) of habitats	Net increase of priority habitat per annum as a result of new development	Monitoring of planning applications and decision notices	Analysis of the relevant consents shows a no or little gain or improvement of habitat in an area as a result of development.	Annually	Review reasons for loss to ensure correct application of the Local Plan policies	LP19 and Strategic Sites
Good Design and Sustainable Design							
TMBC 13	Number of new dwellings failing to meet the Building regulations requirements on water efficiency	Have all development meet new water efficiency standards as stated in Local Plan policy LP43	Environment Agency	Development is granted permission when it does not meet water efficiency standards as stated in LP43	Annually	Review reasons for failure to comply, to ensure correct application of Local Plan policies	LP44
TMBC 14	Number of units that do not comply with internal space standards	All consented developments meet the	Monitoring of Planning applications and decision notices	Analysis of the relevant consents shows there have been grants of	Annually	Review reasons for failure to comply, to ensure correct application of Local Plan policies	LP43

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Indicator no.	Indicator	Target	Source of monitoring	Trigger	Frequency	Action	Policy
		Governments Internal Space Standards		planning permission that do not meet the required space standards			
TMBC 15	Area (ha) of publicly accessible open space	Net gain over the plan period	Monitoring of decision notices	Analysis of consents to calculate the provision of publicly accessible open space	Annually	Review reasons for failure to comply, to ensure correct application of Local Plan policies	LP41
Transport							
TMBC 16	Provision of Travel Plans	Timely delivery of new or improvements to travel arrangements in the agreed area associated with the development. Improving interconnectivity and improving air quality	Monitor through planning application documents	Travel arrangements have not improved or have worsened as a result of development.	Annually	Identify measures to overcome barriers to delivery	LP23

8. Appendices

- Appendix 1: Policies, Plans and Programmes
- Appendix 2: Designations Map
- Appendix 3: SA of Development Options
- Appendix 4: Site Constraints
- Appendix 5: Unreasonable alternatives
- Appendix 6: SA of Sites
- Appendix 7: SA of policies
- Appendix 8: Sites carried forward

Appendix 1: Policies, Plans and Programmes

International

Policy, Plan, Programme	Relevant Sustainability Objectives & key messages	Sustainability Theme
SEA Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development	All
Energy Performance of Buildings Directive 2010/31/EU	Aims to promote the energy performance of buildings. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	Energy
Birds Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	The long-term protection and conservation of all bird species naturally living in the wild. Protect wildlife-designated areas e.g. Special Protection Areas (SPAs)	Biodiversity
The Waste Framework Directive 2008/98/EC	Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	Waste
The Water Framework Directive 2000/60/EC on establishing a framework for community action in the field of water policy	<ul style="list-style-type: none"> • Protect surface waters and groundwater. • Achieve “good status” for all waters by 2015. • Water management to be based on river basins. • Promote the sustainable use of water. 	Water
The Environmental Noise Directive 2002/49/EC on the assessment and management of environmental noise	Defines a common approach to avoid, prevent and reduce the harmful effects due to exposure to environmental noise.	Community & Wellbeing

Policy, Plan, Programme	Relevant Sustainability Objectives & key messages	Sustainability Theme
The Landfill Directive 99/31/EC	Prevent or reduce negative effects on the environment from the landfilling of waste and reduce the amount of biodegradable waste sent to landfill.	Waste
The Drinking Water Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption.	Water Community & Wellbeing
Air Quality Directive 2008/50/EC on ambient air quality and cleaner air for Europe	Sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health.	Air Quality
The Habitats Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Promotes the maintenance and restoration of natural habitats and wild species and introduces robust protection for those habitats and species of European importance.	Biodiversity
The Nitrates Directive 91/676/EEC on nitrates from agricultural sources	<ul style="list-style-type: none"> Seeks to reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution. Identification of vulnerable areas. 	Water
Directive 2009/28/EC on the promotion of the use of energy from renewable sources	Establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport	Air quality Climate Change Community & Wellbeing

National

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
National Planning Policy Framework (DCLG, 2012)	<ul style="list-style-type: none"> Presumption in favour of sustainable development. Delivering sustainable development by Building a strong and competitive economy; Ensuring vitality of town centres; Promoting sustainable transport; Supporting high quality communications infrastructure; Delivering a wide choice of high quality homes; 	Economy Transport Housing Community & Wellbeing Land & Soil Climate Change Water

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<ul style="list-style-type: none"> • Requiring good design; • Promoting healthy communities; • Protecting Green Belt land; • Meeting the challenge of climate change, flooding and coastal change; • Conserving and enhancing the natural environment; • Conserving and enhancing the historic environment • Facilitating the use of sustainable materials. 	Landscape & Countryside Biodiversity Historic Environment Waste Energy
Planning Policy for Traveller Sites (DCLG, 2015)	Aim to ensure fair and equal treatment for travellers while respecting the interests of the wider settled community.	Housing Community & Wellbeing
National Planning Practice Guidance (DCLG, 2014)	Provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the NPPF.	Air Quality, Climate Change, Historic Environment, Economy, Water, Community & Wellbeing, Land & Soil, Biodiversity, Landscape & Countryside,
Natural Environment White Paper. The Natural Choice: securing the value of nature (HM Government, 2011)	Sets out ambition to: <ul style="list-style-type: none"> • Protect and improve the natural environment • Grow a green economy • Reconnect people and nature 	Biodiversity Landscape & Countryside
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)	Aims to guide conservation efforts in England up to 2020. Moving further on from 2020, the ambition is to move from a net biodiversity loss to gain. The strategy includes four key themes: <ul style="list-style-type: none"> • A more integrated large-scale approach to conservation on land and at sea • Putting people at the heart of biodiversity policy • Reduce environmental pressures • Improving knowledge 	Biodiversity

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
Laying the Foundations: A Housing Strategy for England (DCLG, 2011)	Aims to unblock the housing market and get the nation building again. Aims to make it easier to secure mortgages on new homes, improve fairness in social housing and ensure homes that have been empty are now used.	Housing
Securing the Future: Delivering UK Sustainable Development Strategy (DEFRA, 2005)	Sets out five principles: <ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 	All
The Energy Efficiency Opportunity in the UK (DECC, 2012)	Aims to realise the wider energy efficiency potential that is available in the UK economy, including existing dwellings. It identifies barriers which need to be overcome.	Energy
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)	Sets out a vision for the built environment, infrastructure, health and communities, agriculture and forestry, the natural environment, business and local government sectors to become resilient and adapted to climate change and extreme weather events.	Climate Change
Healthy Lives, Healthy People: Our Strategy for Public Health in England (DoH, 2010)	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	Community & Wellbeing
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Defra, 2007)	Sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits.	Air Quality Community & Wellbeing

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
The National Flood and Coastal erosion Risk Management Strategy for England (Environment Agency, 2011)	Sets out the national framework for managing the risk of flooding and coastal erosion. It aims to: <ul style="list-style-type: none"> • Manage the risk to people and their property • Facilitate decision making • Achieve benefits consistent with the principles of sustainable development 	Water
Government Forestry and Woodlands Policy Statement (Defra, 2013)	Seeks to protect, improve, expand public and private woodland assets, including: <ul style="list-style-type: none"> • Protecting trees woods and forests • Improve valuable woodland assets 	Biodiversity Landscape & Countryside
Climate Change Act (HM Government, 2008)	<ul style="list-style-type: none"> • Sets legally binding target to reduce the UK's greenhouse gas emissions to at least 80% below 1990 levels by 2050. 	Climate Change
Wildlife and Countryside Act (Defra, 1981 as amended by the Countryside and Rights of Way Act 2000)	An Act to make new provision for public access to the countryside. Enable traffic regulation orders to be created to conserve an area's natural beauty. Also aims to prevent loss of diversity of flora and fauna by making it illegal to intentionally damage wild plants and animals or their habitats.	Biodiversity
<ul style="list-style-type: none"> • Housing Standards Review 	<ul style="list-style-type: none"> • The Government proposes a 'Building Regulations only' approach to the energy performance of new homes with no optional additional local standards in excess of the provisions set out in Part L of the Regulations. • A new approach to the setting of technical standards for new housing comprising new additional optional Building Regulations on water and access, and a new national space standard. 	Energy Housing Climate Change
Deregulation Act (March 2015)	<ul style="list-style-type: none"> • This Act provides for the removal or reduction of burdens on businesses, civil society, 	Climate Change

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>individuals, public sector bodies and the taxpayer.</p> <ul style="list-style-type: none"> Section 43 of the Act amends the Planning and Energy Act 2008 by disapplying a provision that local planning authorities may include in their plans requirements that development in their area meets higher standards of energy efficiency than are required by building regulations. 	
Housing and Planning Act (May 2016)	<ul style="list-style-type: none"> Includes a number of changes aimed at meeting the Government's commitment to increasing the supply of new homes, including: <ul style="list-style-type: none"> a general duty to promote Starter Homes through councils' planning functions a duty for councils to grant sufficient planning permissions for serviced plots to meet demand for self-build and custom housebuilding 'targeted and proportionate' powers for the secretary of state to intervene in plan-making, reflecting the government's commitment for all planning authorities to produce a local plan by early 2017 'permission in principle' for housing-led development A requirement for councils to compile and maintain registers of brownfield land suitable for housing development, as well as self-build site registers. 	Housing Community & Wellbeing Economy
Neighbourhood Planning Act (April 2017)	<ul style="list-style-type: none"> The Act includes provisions intended to strengthen the role of neighbourhood planning, including requirements that decision-makers take account of "well-advanced" neighbourhood plans, and that such plans have full legal effect once they have passed a referendum. The act also includes new powers for the government to direct two or more local planning 	Housing Community & Wellbeing Economy

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	authorities to develop joint plans, and powers for county councils to prepare plans where districts have not done so.	
Fixing our broken housing market (DCLG, February 2017)	Sets out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.	Housing
A Green Future: Our 25 Year Plan to Improve the Environment (DEFRA, January 2018)	Aims to deliver cleaner air and water in cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.	Biodiversity Air Quality Climate Change Water

Local

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
Kent Local Transport Plan 4: Delivering Growth without Gridlock (2016-2031)	<ul style="list-style-type: none"> • Growth without gridlock • A safer and healthier County • Supporting independence • Tackling a changing climate • Enjoying life in Kent. 	Transport Air Quality
Kent Minerals and Waste Local Plan (adopted) (July 2016)	<p>Seeks to:</p> <ul style="list-style-type: none"> • Promote sustainable modes of transport for moving minerals and waste long distances • Ensure minerals and waste developments contribute towards the minimisation of and adaptation to the effects of climate change • Promote the use of recycled and secondary aggregates in place of land won minerals • Ensure minerals and waste sites are sensitive to their surrounding environment and communities and minimise their impact on them • Enable minerals and waste developments to contribute to the social and economic fabric of 	Land Waste Economy

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>their communities through employment opportunities</p> <ul style="list-style-type: none"> • Deliver adequate and steady supply of minerals • Promote the use of recycled and secondary aggregates in place of land won minerals • Increase amounts of Kent's waste being re-used, recycled or recovered and promote the movement of waste up the waste hierarchy • Includes mineral safeguarding areas. 	
Kent Minerals and Waste Local Plan – Safeguarding Supplementary Planning Document (SPD) (April 2017)	Provides guidance on how the policies on mineral and waste infrastructure safeguarding as set out in the adopted Kent Minerals and Waste Local Plan (Kent MWLP) will be implemented in Kent.	Land Housing Economy
West Kent Homelessness Strategy 2016-2021	<p>Seeks to:</p> <ul style="list-style-type: none"> • Maximise homelessness prevention • Meet the needs of the diverse range of people affected by homelessness. 	Housing Community & Wellbeing
Kent Health and Affordable Warmth Strategy (2012-14)	Reduce health inequalities by improving energy efficiency and reducing excess winter deaths.	Housing Community & Wellbeing
Kent Environment Strategy (March 2016))	<ul style="list-style-type: none"> • Conserve and enhance the quality and supply of the county of Kent's natural resources and assets • Improve our resource efficiency such as energy and water • Ensure sustainable access and connectivity for businesses and communities • Influence future sustainable growth for the county of Kent • Improve the county of Kent's environmental social and economic resilience to environmental change • Supporting growth in the rural economy and low carbon and environmental services sector. 	Climate Change Economy Energy Landscape & Countryside

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
<p>South East LEP: Growth Deal and Strategic Economic Plan (March 2014)</p>	<p>Covering East Sussex, Essex, Kent, Medway, Southend and Thurrock, The aim by 2021 is to:</p> <ul style="list-style-type: none"> • Generate 200,000 private sector jobs, an average of 20,000 a year or an increase of 11.4% since 2011; • Complete 100,000 new homes, increasing the annual rate of completions by over 50% compared to recent years; and, • Leverage investment totalling £10 billion, to accelerate growth, jobs and homebuilding. 	<p>Economy Housing</p>
<p>Kent and Medway Unlocking the Potential: Going for Growth (2013)</p>	<ul style="list-style-type: none"> • Deliver the housing growth that the economy needs. Aim to increase delivery to meet planned requirements – meaning an additional 3,300 homes per year for seven years above 2012/13 delivery levels (23,100 homes in total) • Create sustainable private sector employment. Aim to enable the creation of an additional 40,000 jobs, primarily by making it easier for businesses to secure finance and support • unlocking new development and promoting the county's opportunities • Increase economic value. Aim to increase Kent and Medway's levels of productivity and innovation, leading to an additional 7,500 knowledge economy jobs over seven years. 	<p>Economy Housing</p>
<p>Kent and Medway Growth and Infrastructure Framework (2018 Update)</p>	<p>Provides a view of emerging development and infrastructure requirements to support growth across Kent and Medway.</p>	<p>Housing Economy Transport Community & Wellbeing</p>
<p>Kent Social Care Accommodation Strategy (November 2016)</p>	<ul style="list-style-type: none"> • Provides a detailed understanding of existing housing and care home provision across Kent for Adult Social Care client groups 	<p>Housing Community & Wellbeing</p>

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<ul style="list-style-type: none"> • Provides a detailed understanding of existing and predicted needs of Adult Social Care client groups • Helps plan for future housing and care home provision across Kent, to include re-modelling existing provision to meet identified predicted needs • Helps shape the housing and care home markets across Kent to ensure there is a range of appropriate accommodation available for all adult social care client groups • Enables KCC to adequately plan for any future capital and revenue housing and care home expenditure. 	
West Kent Priorities for Growth (2014)	A dynamic and well-connected local economy, to ensure that West Kent remains a key location for business success and growth and that the local population has access to quality jobs and skills.	Economy
Kent Downs AONB Management Plan (2014-19)	<ul style="list-style-type: none"> • Conserve and enhance the natural and cultural heritage of the AONB ensuring they meet the challenges of the future • Support the economic and social well-being of local communities in ways which contribute to the conservation and enhancement of natural beauty • Value, sustain and promote the benefits that AONBs provide for society including clean air and water, food and carbon storage. 	Biodiversity Landscape & Countryside Economy
High Weald AONB Management Plan (2014-19)	<ul style="list-style-type: none"> • Conserve and enhance the natural and cultural heritage of the AONB ensuring they meet the challenges of the future • Support the economic and social well-being of local communities in ways which contribute to the conservation and enhancement of natural beauty • Value, sustain and promote the benefits that AONBs provide for society including clean air and water, food and carbon storage. 	Biodiversity Landscape & Countryside Economy

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
Kent Biodiversity Action Plan (updated) – formed of 28 Habitat Action Plans (HAPs)	Conserve, enhance and restore the UK BAP priority habitats in Kent.	Biodiversity Landscape & Countryside
River Basin Management Plan: Thames River Basin District (2009)	This plan focuses on the protection, improvement and sustainable use of the water environment.	Water
Medway: Catchment Flood Management Plan (2009) – applicable to the fluvial section of the Medway	Establish flood risk management policies which will deliver sustainable flood risk management for the long term to help prepare communities effectively for the impact of climate change.	Water
Medway Estuary and Swale Shoreline Management Plan (2010) – applicable to the tidal section of the Medway	Address the risks associated with coastal evolution to people and the developed, historic and natural environment in a sustainable manner.	Water Landscape & Countryside
Upper Medway Internal Drainage Board Policy Statement on Flood Protection and Water Level Management (2006)	To reduce the risk to people and the developed and natural environment from flooding and coastal erosion by encouraging the provision of technically, environmentally and economically sound and sustainable defence measures.	Water
Water Resource Management Plan (2015-2040) (Southern Water)	Sets out in detail how Southern Water proposes to ensure that there is sufficient security of water supplies to meet the anticipated demands of all its customers over the 25-year planning period from 2010 to 2035.	Water
Water Resource Management Plan (2010-35) (South East Water)	Sets out in detail how South East Water proposes to ensure that there is sufficient security of water supplies to meet the anticipated demands of all its customers over the 25-year planning period from 2010 to 2035.	Water
Joint Strategic Needs Assessment: Working Together to keep Kent Healthy 2016	<ul style="list-style-type: none"> • To ensure that resources are focused on achieving maximum impact on improving the health and wellbeing of the people of Kent specifically targeting those who are in greatest need • To maintain a focus on health improvement and prevention and 	Community & Wellbeing

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	ensuring efficient use of available resources.	
Kent Joint Health and Wellbeing Strategy (2012)	<ul style="list-style-type: none"> Tackle key health issues where Kent is performing worse than the England average Tackle health inequalities Tackle the gaps in provision. 	Community & Wellbeing
Kent's Health Inequalities Action Plan (2012-15)	This Action Plan is centred on needs and priorities identified in Kent's Joint Strategic Needs Assessment (see above).	Community & Wellbeing
A Strategic Framework for Sport and Physical Activity: A Ten Year Vision (2012)	<ul style="list-style-type: none"> Increasing participation in sport and physical activity Improving facilities for sport and physical activity. 	Community & Wellbeing
TMBC Core Strategy (2007)	<p>Key objectives:</p> <ul style="list-style-type: none"> To ensure that new development is achieved in accordance with the principles of sustainability To establish a spatial context to guide new development and co-ordinate the transport and community infrastructure needed to serve that development To ensure that new development and other actions result in a high quality environment Provision is made for the development of at least 6,375 dwellings (or such other figure as may ultimately be included in the approved South East Plan) in the period 2006-2021 Development will be concentrated within the confines of the urban areas. 	Housing Transport Economy Landscape & Countryside Historic Environment Water
TMBC Development Land Allocations DPD (2008)	Allocates land to meet the development needs identified in general terms in the Core Strategy (see above).	Housing Economy Transport
TMBC Tonbridge Central Area Action Plan (2008)	Regeneration of the central area of Tonbridge.	Economy Housing Transport
TMBC Managing Development and the	<p>Key objectives:</p> <ul style="list-style-type: none"> To ensure that development makes the most efficient use of land and is designed to maximise 	Climate Change Energy

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
Environment DPD (2010)	<p>sustainable transport opportunities, minimise energy consumption, and optimise use of low or zero carbon technologies and sustainable construction techniques</p> <ul style="list-style-type: none"> • To conserve and enhance the natural, urban and historic environment and local diversity • To minimise and mitigate any adverse effects of necessary development on landscape, nature conservation and important historic assets, having regard to the need for the development and the economic importance of agriculture • To ensure new development positively contributes to the vibrancy and spatial quality of towns and villages • To maintain or enhance local character and distinctiveness • To ensure a high standard of design of buildings and spaces in new developments • To secure landscaping, public art and new open space, including natural greenspace and amenity planting, and protect and enhance existing open spaces and the biodiversity of the borough • To ensure a high quality living environment, safe from crime and the fear of crime and free from the risks of flooding, land and water contamination, noise and air pollution • To protect and enhance public access to all of the Borough's natural and historic heritage in a managed way which recognises the fragility of these resources. 	<p>Biodiversity Historic Environment Air quality Community & Wellbeing Landscape & Countryside Waste Water</p>
TMBC Level 1 Strategic Flood Risk Assessment (August 2016)	<p>The key objectives of the 2016 SFRA are:</p> <ul style="list-style-type: none"> • To take into account the latest flood risk policy. • To take into account the latest flood risk information and 	Water

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>available data since the previous SFRA.</p> <ul style="list-style-type: none"> • To provide a comprehensive set of maps presenting flood risk from all sources that can be used as part of the evidence base for the Local Plan. • To provide initial flood risk analysis information for sites identified by the Council as part of their Local Plan preparation. • Provides a detailed and robust assessment of the extent and nature of the risk of flooding in the specific areas of the floodplain where new development or redevelopment is likely to be proposed in the plan period (to 2021) • Includes flood risk management, mitigation and enhancement measures. 	
TMBC Strategic Housing Market Assessment (2014)	<ul style="list-style-type: none"> • Identifies Objectively Assessed Need (OAN) for housing of 650 homes per annum (2011-2031); a total need of 13,000 homes for the 20 year period up to 2031 • Identifies a need for 277 affordable homes per year for the period up to 2031. 	Housing
Strategic Housing Market Assessment Addendum (August 2014)	<ul style="list-style-type: none"> • Assesses implications of 2012-based sub-national population projections & need for care homes (C2) • Identifies an OAN of 665 homes per annum (2011-2031) and a need for registered care homes of 23 bed spaces per annum (2011-2031) 	Housing
Strategic Housing Market Assessment Update (June 2015)	<ul style="list-style-type: none"> • Assesses implications of 2012-based household projections • Identifies an OAN of 646 homes per annum (2011-2031) and a need for registered care homes of 20 bed spaces per annum (2011-2031). 	Housing
Strategic Housing Market Assessment Update (September 2016)	<ul style="list-style-type: none"> • Assesses implications of 2014-based sub-national population projections and household projections 	Housing

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<ul style="list-style-type: none"> Identifies an OAN of 696 homes per annum (201-2031). 	
TMBC Economic Regeneration Strategy (2015-2019)	<ul style="list-style-type: none"> Planning for growth Funding for key infrastructure Supporting business Boosting town and local retail centres Making the Council 'open for business' 	Economy Transport Housing Community & Wellbeing
TMBC Economic Futures Forecasting Study (2014)	<p>Provides objective assessment of the potential scale and type of economic growth in the Borough over the Local Plan period to 2031. Conclusions:</p> <ul style="list-style-type: none"> The Borough's economy has grown by nearly 25% since 1997, outperforming regional and national averages, but faces some economic challenges Future economic scenarios indicate the Borough has potential to grow by between 8,400 to 11,300 jobs over the period to 2031 B class sectors represent key drivers of future job growth in the Borough overall job growth is anticipated to decelerate over the Plan Period There are current imbalances between skills demand and availability in the Borough; demand for higher skilled occupations is forecast to increase in future. 	Economy
TMBC Employment Land Needs Update (November 2017)	Identifies need for an additional 46.8ha of employment land for the period to 2031.	Economy
TMBC Employment Land Review (2014)	<ul style="list-style-type: none"> Assessing the employment land needs for the borough up to 2031. Assess and review existing employment land and premises in the borough. 	Economy
TMBC Development Capacity Study (2013)	This report considers the current evidence on the environmental capacity of the Borough as well minerals and waste and transportation factors. Conclusions:	Landscape & Countryside Biodiversity

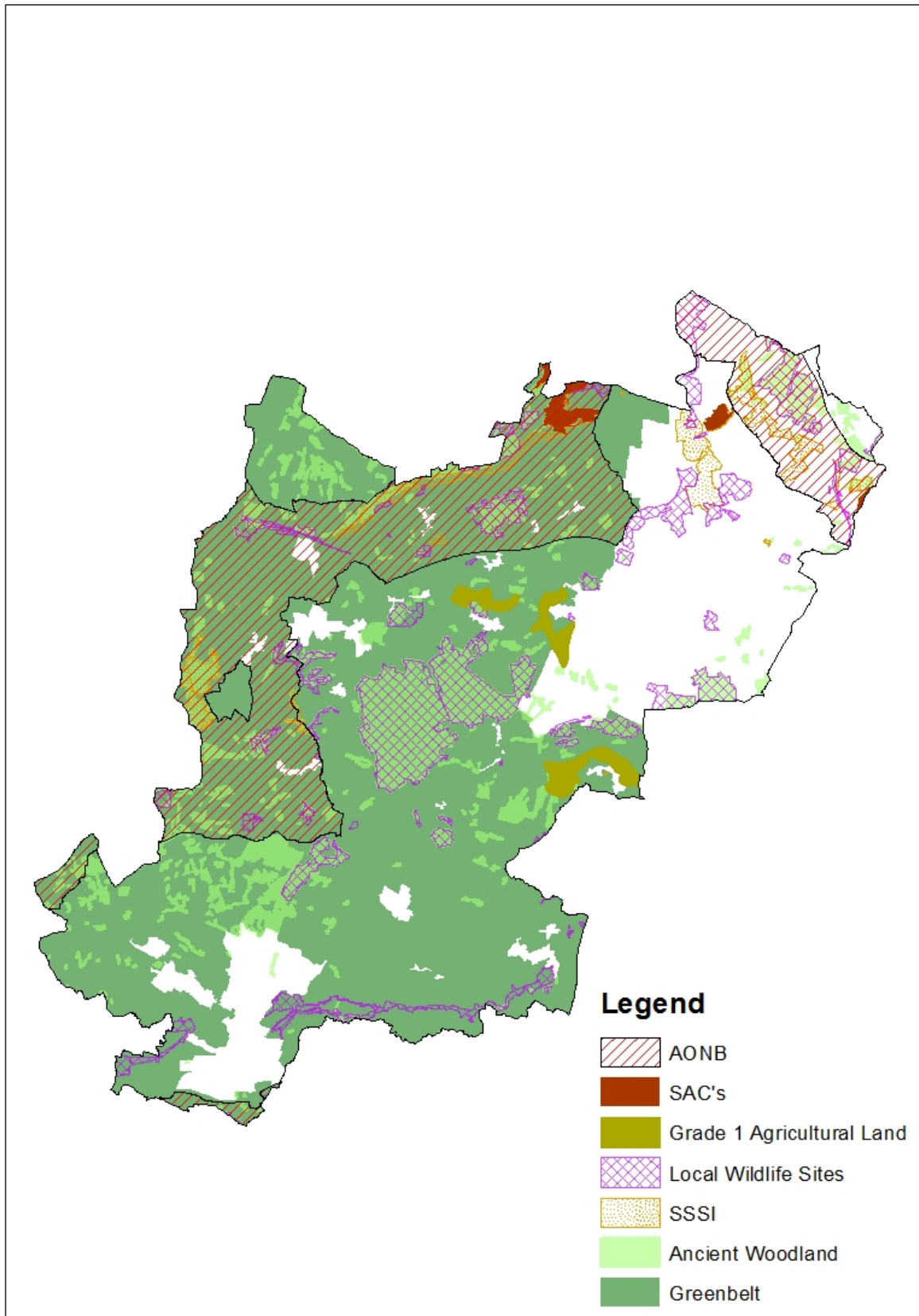
Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<ul style="list-style-type: none"> • Factors such as the Sites of Special Scientific Importance (SSSI's), Areas of Outstanding Natural Beauty (AONB) and areas of Flood Risk, may all limit the potential of certain areas of the Borough to accommodate higher levels of growth • Equally there are significant parts of the Borough that are not constrained by any of these factors. 	Historic Environment Land & Soil Water
TMBC Leisure and Arts Strategy (2008-13)	Key aim is to offer a high quality and varied programme of leisure and arts opportunities that promote an active and healthy lifestyle thus enhancing quality of life across the borough.	Community & Wellbeing
TMBC Open Space Strategy (2009)	A strategic framework for the provision, management and maintenance of open spaces. Key findings: <ul style="list-style-type: none"> • Residents in several areas of the Borough need access to amenity green spaces • Eight of the rural settlements are deficient in open space within or immediately adjacent to their confines • Outdoor sports facilities will need additional provision • Around a third of all types of open space need enhancement. 	Community & Wellbeing
TMBC Cycling Strategy (2014-19)	<ul style="list-style-type: none"> • A collection of principles and related action plans that work together to promote cycling and the development of appropriate cycling facilities throughout Tonbridge and Malling Borough • Includes recommendations for improvements to the cycling network in Tonbridge, the Medway Gap, Kings Hill and Borough Green and Wrotham. 	Community & Wellbeing
T&M Community Safety Partnership Plan (2013-14)	Key objectives for the Community Safety Partnership for 2013/14 are: <ul style="list-style-type: none"> • To reduce the number of reports of anti-social behaviour • To reduce the number of repeat victims of domestic abuse 	Community & Wellbeing

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<ul style="list-style-type: none"> To increase the number of people accessing appropriate support for drug and alcohol misuse To tackle the root causes of crime and anti-social behaviour through the 'Troubled Families' initiative. 	
TMBC Gypsy and Traveller Accommodation Needs Assessment (2018)	Identifies a net residential Gypsy and Traveller and Travelling Showpeople accommodation need (2017/18 to 2021/22) of 13 pitches and 7 pitches (2022/23 to 2031).	Housing Community & Wellbeing
TMBC Air Quality Action Plan (Draft) (2011)	<ul style="list-style-type: none"> This Action Plan focuses on two of those pollutants included in Air Quality Regulations for the purpose of LAQM, that have been identified as key polluting sources affecting air quality within the Council's administrative area: nitrogen dioxide (NO₂) and fine particulates (PM₁₀) It sets air quality objectives and includes an action plan specifying measures to be implemented within the AQMAs 	Air Quality
Contaminated Land Inspection Strategy (2016 revision)	<ul style="list-style-type: none"> Provides a system for the identification and remediation of land where contamination is causing an unacceptable risk to human health or the wider environment because of the historic or current use and circumstances of the land The Pollution Control Team will continue to work closely with Planning Services to ensure that where redevelopment of land occurs within the Borough, any land contamination is appropriately dealt with to ensure that the land is suitable for its permitted end use. 	<ul style="list-style-type: none"> Land & Soil
TMBC Housing Strategy (2012-15)	<ul style="list-style-type: none"> Provision of affordable housing Tackling homelessness Private sector renewal and energy efficiency Assisting vulnerable households. 	Housing Community & Wellbeing

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
TMBC Housing Delivery Study (2017)	Assessing the market capacity and potential pace of housing delivery in the Borough to inform the development of the emerging Local Plan	Housing
TMBC Call for Sites: Final Site Assessments (2016)	Inform policies in the new Local Plan for housing, employment and other uses	Housing Economy
TMBC Strategic Land Availability Assessment (2018)	Determine the supply of potential sites for housing, employment and other uses ('policy-off' assessment).	Housing Economy
TMBC A20 Study (2016)	Assess the existing transport conditions along the A20 and identify potential improvements that will enhance conditions for all user and enable future growth to accommodate	Transport Air Quality
M25 & M26 Connectivity Study (June 2016)	Investigates if there is a robust economic case for new east facing slips at an appropriate location in the vicinity of junction 5 of the M25/M26.	Transport Air Quality Economy
TMBC Air Quality Assessment (2018)	Assess how the local development plan will on air quality in the borough, if any.	Air Quality Community & Wellbeing
TMBC Habitat Regulations Assessment: Stage 1 (Air Quality Screening) (July 2018)	Assesses whether significant elements of the development strategy would result in significant impacts on designated ecological sites during the lifetime of the new Local plan 9up to 2031).	Air Quality Biodiversity
TMBC Green Belt Study Part 1	Assess whether the Green belt fulfils the fundamental aim and purposes of Green Belt policy as set out within the NPPF	Landscape & Countryside
TMBC Green Belt Study Part 2	Assess the performance of green belt sites and where deemed necessary justify the circumstances of removing the site from the green belt.	Landscape & Countryside
TMBC Green Infrastructure &	Identify key green infrastructure and ecological assets within the Borough of Tonbridge and Malling.	Biodiversity

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
Ecological Networks Report (2018)	Identify opportunities to enhance and connect networks to those in neighbouring districts.	
TMBC Open Space Evidence (March 2018)	Includes an audit of publicly accessible open spaces in the borough and takes stock of current Government policy and national benchmarks for open space provision.	Community & Wellbeing Housing
TMBC Surface Water Management Plan (2013)	Understand the flood risks that arise from local flooding, which is defined by the Flood and Water Management Act 2010 as flooding from surface runoff, groundwater, and ordinary watercourses.	Water
TMBC Transport Assessment (2018)	Evaluate potential transport impacts from Local Plan development and explore mitigation measures to alleviate any impacts that may result from development	Transport
Local Plan Viability Study including Community Infrastructure Levy (CIL) (July 2018)	Assesses the deliverability of the new Local Plan and considers CIL as a mechanism to fund, at least in part, the infrastructure required to support the development set out in the Plan.	Housing Transport Economy

Appendix 2: Designations Map



Appendix 3: SA of Development Options

Building Blocks A+B+C				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	- -	- -	-	Although this will deliver a significant quantum of development over the plan period, the strategic nature of the largest site (Bushey Wood Area of Opportunity) means that delivery in this particular location is likely to be later in the plan period, leaving a greater shortfall early on. The quantum of overall development will be insufficient to meet our Objectively Assessed Need (OAN), which will result in an undersupply of all types of housing.
To reduce and manage the risk of flooding	++	++	++	All of the sites avoid areas at high risk of flooding (including the allowance for climate change) and the functional flood plain allowing natural fluvial processes to occur. Some employment sites are located in areas at risk, but this is acceptable for that use. Development of these areas will therefore not increase the number of properties at risk.
To improve the health and care of the population	?	+	+	In the short-term, due to the low quantum of development anticipated, provision of new healthcare and open space facilities is unlikely so it is considered to have uncertain impact as an increase in population may place strain on existing resources. However development at the strategic location in the medium to long-term could deliver new facilities and open spaces within the development. This would not only improve access for the new population, but improve facilities for the existing community.
To reduce crime and the fear of crime	?	?	?	In the short-term, development of brownfield sites may reduce the perceived fear of crime and anti-social behaviour which may be associated with vacant or under used sites. Due to the small quantum of development involved in the short-term, the

				impact on actual crime levels is likely to be minimal. Once developed, further impacts are unlikely. In the medium to long-term, the development of the strategic site may bring increased natural surveillance to the area, and may combat illegal access issues.
To improve accessibility for everyone to services and facilities	+	+	+	Development in some existing settlements can help support the viability of those centres. Due to the small quantum of development, new facilities are unlikely to be incorporated into these small sites. However in the medium to long-term, the strategic site may deliver improved services and facilities which will be accessible not only to the new population, but existing communities too.
To improve efficiency of land use	++	?	-	Although this may make use of the available previously developed land, these locations are anticipated to come forward early in plan the period and once developed, greenfield sites would need to be considered. Development at the strategic site could include the use of greenfield land and land currently safeguarded for mineral extraction, although this is likely to come forward later in the plan period.
To protect and improve air quality	?	?	?	The locations are all situated outside existing AQMAs and due to the minor quantum of development in the short-term, impacts are likely to be minimal. In the medium to long-term, the impact from the quantum of development associated with the strategic site is also uncertain due to its proximity to the nearby A20 and M20 AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	The low quantum of development in the short-term is unlikely to deliver gains in renewable resources or energy efficiency, therefore any impact is likely to be neutral. In the medium to long-term the strategic site could deliver against this objective, but the impact at present is uncertain.
To protect and enhance natural and heritage assets	+	+	?	Designated landscapes would be conserved as these sites fall outside of such areas. Habitats fragmentation should be

				minimal on the small sites due to the small quantum of development. There is some potential for habitat fragmentation at the strategic site, however it is located outside of areas designated for nature conservation value and has the potential to deliver enhancements to local flora and fauna in the long-term. Impacts on the historic environment are likely to be minimal.
To reduce waste and achieve sustainable waste management	?	?	?	An increase in population is likely to increase waste generation and the scale of development is unlikely to support new waste recycling facilities. Therefore the impacts are uncertain.
To maintain and improve water quality and to use water more efficiently	?	?	?	Due to the quantum of development, schemes for water re-use and recycling is unlikely. Impact on waterways and ground water are uncertain.
To achieve and maintain a vibrant economy	+	?	?	Development close to existing settlements can support the vitality of those centres through an increased population making use of their services and facilities. Some sites may also help support the rural economy providing locations for new homes and businesses. Support for the town centre will be limited due to the small quantum of development proposed in Tonbridge itself and the wider HMA. These sites are likely to come forward earlier in the plan period. As the larger strategic sites come forward later in the plan period, the impact on the town centre is unknown as new residents may preferentially choose an alternative town centre to meet their needs.
<p>Summary: Although avoiding areas of high environmental value and flood risk, making use of existing brownfield land, and supporting local economies, the quantum of development will be insufficient to meet identified need. The small sites are likely to result in short-term small scale impacts which could be mitigated where necessary. However, a large strategic site may have a long lead in time which means that it is more likely to begin delivery in the medium to long-term, and therefore any impacts are also likely to see a similar time frame.</p>				

Option 1: Building Blocks + focussing development adjacent to the existing urban areas of the Medway Gap and Tonbridge.				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This will deliver a quantum of development in excess of that needed to meet our Objectively Assessed Need (OAN). This should allow for a sufficient supply of all types of housing around the principal urban areas. However there is limited opportunity for growth in the rural areas which may not address the needs of these smaller communities.
To reduce and manage the risk of flooding	++	++	++	All of the sites avoid areas at high risk of flooding (including the allowance for climate change) and the functional flood plain allowing natural fluvial processes to occur. Some employment sites are located in areas at risk, but this is acceptable for that use. Development of these areas will therefore not increase the number of properties at risk.
To improve the health and care of the population	?	+	+	Development in these locations should allow good access to existing health and open space facilities. However the quantum of development may put these facilities under strain, particularly in the short-term, until new facilities are provided (either via contributions or direct on-site provision for some of the strategic sites). These new facilities, once in place, would be accessible to both new and existing communities.
To reduce crime and the fear of crime	?	?	?	Development of some sites may reduce the perceived fear of crime and anti-social behaviour which may be associated with vacant or under used sites. However the quantum of development would result in an increase in population which may result in an increase in overall crime levels. At present the precise impact is uncertain.
To improve accessibility for everyone to services and facilities	+	+	+	The increase in population in proximity to the urban centres of Tonbridge and the Medway Gap should ensure good access to existing services for the new populations as well as the

				viability of those urban centres. A range of travel choice would also be available. However this option proposes minimal development in settlements outside of these areas and would not therefore greatly support rural centres.
To improve efficiency of land use	+	?	?	Although this may make use of the available previously developed land, these locations are anticipated to come forward early in the plan period and once developed, and greenfield sites would need to be considered. Although these would avoid high quality agricultural land, it would impact on some Minerals Safeguarding Areas. The impact of this is uncertain.
To protect and improve air quality	+	?	?	Although these locations are all situated outside existing AQMAs, some are in close proximity. The quantum of development focussed around the urban areas is likely to result in increased levels of traffic and associated air pollution which may exacerbate air quality issues in some areas, particularly in the long-term. However focussing growth in and around the urban centres provides access to a range of transport choices which may help to offset some of these impacts, and strategic development may provide new opportunities to deliver infrastructure improvements to help alleviate existing air quality issues.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	Small sites in the short-term are unlikely to promote renewable technologies, however the large strategic sites could provide opportunities for neighbourhood scale heating networks in the medium to long-term. However the precise impact is uncertain.
To protect and enhance natural and heritage assets	+	+	?	These locations avoid areas of high value natural and heritage assets. The quantum of development, particularly on the strategic sites, could deliver some gains in biodiversity and heritage management, although the precise impact is uncertain and is unlikely in the short-term. However

				conversely, the increase in population may result in an increase in visitor numbers to surrounding assets, some of which are high value, which may need to be managed in order to avoid negative impacts, particularly in the long-term.
To reduce waste and achieve sustainable waste management	?	?	?	An increase in population is likely to increase waste generation. There is uncertainty as to whether the quantum of development would support new waste recycling facilities. Therefore the impacts are uncertain.
To maintain and improve water quality and to use water more efficiently	0	?	?	These locations avoid the functional flood plain and areas at high risk from flooding so run-off is unlikely to directly impact on waterways. The strategic sites may offer opportunities in the medium to long-term for neighbourhood scale water re-use and recycling schemes, but this is uncertain at this stage. The impact of the small scale sites likely to come forward in the short-term are expected to be neutral. The quantum of development could put pressure on existing water resources and supply in the medium to long-term.
To achieve and maintain a vibrant economy	+	+	?	These sites are in close proximity to the existing urban centres which should help to support the vitality of the town centre in Tonbridge. The quantum of overall development could support a range of employment opportunities in these locations. However the impact on the rural economy is likely to be uncertain as there are limited opportunities in these areas and in the long-term rural businesses may be unsustainable.
Summary	Although avoiding areas of high environmental value and flood risk, making use of existing brownfield land, supporting urban economies and delivering the quantum of development necessary to meet our identified need, this option does require the use of greenfield sites and does not provide sufficient support to the rural communities or economy. The small sites are likely to result in short-term small scale impacts which could be mitigated where necessary. However, the large strategic sites may have a long lead in time which could			

mean that they are more likely to begin delivery in the medium to long-term, and therefore any impacts are also likely to see a similar time frame.

Option 2: Building Blocks + focussing development adjacent to a range of the settlements in the borough.				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This will deliver a quantum of development in excess of that needed to meet our Objectively Assessed Need (OAN). This should allow for a sufficient supply of all types of housing across a range of settlements, large and small, urban and rural therefore meeting a diverse range of needs.
To reduce and manage the risk of flooding	++	++	++	All of the sites avoid areas at high risk of flooding (including the allowance for climate change) and the functional flood plain allowing natural fluvial processes to occur. Some employment sites are located in areas at risk, but this is acceptable for that use. Development of these areas will therefore not increase the number of properties at risk.
To improve the health and care of the population	?	+	+	Development in these locations should allow good access to existing health and open space facilities. However the quantum of development may put these facilities under strain in some locations, particularly in the short-term, until new facilities are provided (either via contributions or direct on-site provision for some of the strategic sites). These new facilities, once in place, would be accessible to both new and existing communities. Development around some of the rural settlements may also increase the demand for such services which may help to support existing facilities which may be under-used or at risk as present.
To reduce crime and the fear of crime	?	?	?	Development of some sites may reduce the perceived fear of crime and anti-social behaviour which may be associated with vacant or under-used sites. However the quantum of development would result in an increase in population which

				may result in an increase in overall crime levels. At present the precise impact is uncertain.
To improve accessibility for everyone to services and facilities	++	++	++	The increase in population across a range of settlements should promote access to existing services for the new populations as well as fostering viability of those urban and rural centres. A range of travel choices may also be available, particularly around the urban areas and larger sites.
To improve efficiency of land use	+	?	?	Although this may make use of the available previously developed land, these locations are anticipated to come forward early in the plan period and once developed, and greenfield sites would need to be considered. Although these would avoid high quality agricultural land, it could impact on some Minerals Safeguarding Areas. The impact of this is uncertain.
To protect and improve air quality	+	?	-	Although these locations are all situated outside existing AQMAs, some are in close proximity. The quantum of development is likely to result in increased levels of traffic and associated air pollution which may exacerbate air quality issues in some areas, particularly in the long-term. Growth in and around the urban centres provides access to a range of transport choices which may help to offset some of these impacts and strategic development may provide new opportunities to deliver infrastructure improvements to help alleviate existing air quality issues. However development at the rural settlements may have limited access to a range of travel choices, therefore increase car usage in some locations may occur. The precise impact is uncertain.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	Small sites in the short-term are unlikely to promote renewable technologies, however the large strategic sites could provide opportunities for neighbourhood scale heating networks in the medium to long-term. However the precise impact is uncertain.

To protect and enhance natural and heritage assets	+	+	?	These locations avoid areas of high value natural and heritage assets. The quantum of development, particularly on the strategic sites, could deliver some gains in biodiversity and heritage management, although the precise impact is uncertain and is unlikely in the short-term. However conversely, the increase in population may result in an increase in visitor numbers to surrounding assets, some of which are of high value, which may need to be managed in order to avoid negative impacts, particularly in the long-term.
To reduce waste and achieve sustainable waste management	?	?	?	An increase in population is likely to increase waste generation. There is uncertainty as to whether the quantum of development would support new waste recycling facilities. Therefore the impacts are uncertain.
To maintain and improve water quality and to use water more efficiently	0	0	?	These locations avoid the functional flood plain and areas at high risk of flooding so run-off is unlikely to directly impact on waterways. The strategic sites may offer opportunities in the medium to long-term for neighbourhood scale water re-use and recycling schemes, but this is uncertain at this stage. The impact of the small scale sites likely to come forward in the short to medium-term are expected to be neutral. The quantum of development could put pressure on existing water resources and supply in the long-term.
To achieve and maintain a vibrant economy	+	++	++	These sites are in close proximity to a range of existing urban and rural centres which should help to support the vitality of the town centre in Tonbridge as well as the rural economy. The quantum of overall development could support a range of employment opportunities at a number of locations.
Summary	Although avoiding areas of high environmental value and flood risk, making use of existing brownfield land and delivering the quantum of development necessary to meet our identified need, this option does require the use of some greenfield land. The dispersed pattern of development at a range of settlements across the borough provides support for both the urban and rural economies and attempts to address the needs of a range of communities.			

The small sites are likely to result in short-term small scale impacts which could be mitigated where necessary. However, the large strategic sites may have a long lead in time which could mean that they are more likely to begin delivery in the medium to long-term, and therefore any impacts are also likely to see a similar time frame.

**Option 3: Building Blocks + focussing development
around transport hubs.**

SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	Although this will deliver a quantum of development in excess of that needed to meet our Objectively Assessed Need (OAN), which should allow for a sufficient supply of all types of housing across a range of settlements with existing good transport links. However the pattern of development would not be equally distributed between the two Housing Market Areas (HMA), and this may not meet the housing need where it is generated, and in turn could result in an unsustainable pattern of development.
To reduce and manage the risk of flooding	++	++	++	All of the sites avoid areas at high risk of flooding (including the allowance for climate change) and the functional flood plain allowing natural fluvial processes to occur. Some employment sites are located in areas at risk, but this is acceptable for that use. Development of these areas will therefore not increase the number of properties at risk.
To improve the health and care of the population	?	+	+	Development in these locations should allow good access to existing health and open space facilities. However the quantum of development may put these facilities under strain, particularly in the short-term, until new facilities are provided (either via contributions or direct on-site provision for some of the strategic sites). These new facilities, once in place, would be accessible to both new and existing communities.
To reduce crime and the fear of crime	?	?	?	Development of some sites may reduce the perceived fear of crime and anti-social behaviour which may be associated with vacant or under-used sites. However the quantum of development would result in an increase in population which

				may result in an increase in overall crime levels. At present the precise impact is uncertain.
To improve accessibility for everyone to services and facilities	+	?	?	The increase in population in proximity to the transport hubs should ensure good access to existing services for the new populations as well as the viability of those centres. A range of travel choices would also be available. However this option proposes minimal development in and around Tonbridge which would provide limited support for the town centre and rural areas. The impact on the viability of these centres is uncertain, particularly in the medium to long-term.
To improve efficiency of land use	+	?	?	Although this may make use of the available previously developed land, these locations are anticipated to come forward early in the plan period and once developed, and greenfield sites would need to be considered. Although these would avoid high quality agricultural land, it could impact on some Minerals Safeguarding Areas. The impact of this is uncertain.
To protect and improve air quality	+	?	?	Although these locations are all situated outside existing AQMAs, some are in close proximity. The quantum of development focussed around the transport hubs is likely to result in increased levels of traffic and associated air pollution which may exacerbate air quality issues in some areas, particularly in the long-term. However focussing growth in and around these centres provides access to a range of transport choices which may help to offset some of these impacts and strategic development may provide new opportunities to deliver infrastructure improvements to help alleviate existing air quality issues.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	Small sites in the short-term are unlikely to promote renewable technologies, however the large strategic sites could provide opportunities for neighbourhood scale heating

				networks in the medium to long-term. However the precise impact is uncertain.
To protect and enhance natural and heritage assets	+	+	?	These locations avoid areas of high value natural and heritage assets. The quantum of development, particularly on the strategic sites, could deliver some gains in biodiversity and heritage management, although the precise impact is uncertain and is unlikely in the short-term. However conversely, the increase in population may result in an increase in visitor numbers to surrounding assets, some of which are of high value, which may need to be managed in order to avoid negative impacts, particularly in the long-term.
To reduce waste and achieve sustainable waste management	?	?	?	An increase in population is likely to increase waste generation. There is uncertainty as to whether the quantum of development would support new waste recycling facilities. Therefore the impacts are uncertain.
To maintain and improve water quality and to use water more efficiently	0	?	?	These locations avoid the functional flood plain and areas at high risk of flooding so run-off is unlikely to directly impact on waterways. The strategic sites may offer opportunities in the medium to long-term for neighbourhood scale water re-use and recycling schemes, but this is uncertain at this stage. The impact of the small scale sites likely to come forward in the short to medium-term are expected to be neutral. The quantum of development could put pressure on existing water resources and supply in the long-term.
To achieve and maintain a vibrant economy	+	?	?	These sites are in close proximity to settlements which should help to support the vitality of their centres. The quantum of development around Tonbridge would provide some limited support to the town centre. However as the larger strategic sites come forward later in the plan period, the impact on the town centre is unknown as these opportunities fall within the Maidstone and Malling HMA to the north and new residents may preferentially choose an alternative town centre to meet

				<p>their needs. The quantum of overall development could support a range of employment opportunities in these locations. However the impact on the rural economy is likely to be uncertain as there are limited opportunities in these areas and in the long-term rural businesses may be unsustainable.</p>
<p>Summary</p>	<p>Although avoiding areas of high environmental value and flood risk, making use of existing brownfield land, supporting the economies of urban and larger rural centers and delivering the quantum of development necessary to meet our identified need, this option does require the use of greenfield sites and does not provide sufficient support to the smaller rural communities or economy. The small sites are likely to result in short-term small scale impacts which could be mitigated where necessary. However, the large strategic sites may have a long lead in time which could mean that they are more likely to begin delivery in the medium to long-term, and therefore any impacts are also likely to see a similar time frame. In addition, development focused around transport hubs would not address the needs of both HMAs and could deliver an unsustainable pattern of development.</p>			

Option 4: Building Blocks + focussing development in the unconstrained part of the borough				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This will deliver a quantum of development in excess of that needed to meet our Objectively Assessed Need (OAN), which should allow for a sufficient supply of all types of housing. However the pattern of development would not be equally distributed between the two Housing Market Areas (HMA), and this may not meet the housing need where it is generated, and in turn could result in an unsustainable pattern of development.
To reduce and manage the risk of flooding	++	++	++	All of the sites avoid areas at high risk of flooding (including the allowance for climate change) and the functional flood plain allowing natural fluvial processes to occur. Some employment sites are located in areas at risk, but this is acceptable for that use. Development of these areas will therefore not increase the number of properties at risk.
To improve the health and care of the population	?	+	+	Development in these locations should allow access to existing health and open space facilities. However the quantum of development may put these facilities under strain, particularly in the short-term, until new facilities are provided (either via contributions or direct on-site provision for some of the strategic sites). These new facilities, once in place, would be accessible to both new and existing communities.
To reduce crime and the fear of crime	?	?	?	Development of some sites may reduce the perceived fear of crime and anti-social behaviour which may be associated with vacant or under-used sites. However the quantum of development would result in an increase in population which may result in an increase in overall crime levels. At present the precise impact is uncertain.

To improve accessibility for everyone to services and facilities	+	?	?	The increase in population around the Medway Gap area would have access to existing services and should support the viability of those urban and rural centres in the vicinity. The quantum of development may offer an increased range of travel choices to new and existing populations, particularly in association with the strategic sites. However this option proposes minimal development to support the town centre in Tonbridge or in those rural centres outside of the area and may have an uncertain impact on their viability in the medium to long-term.
To improve efficiency of land use	+	?	?	Although this may make use of the available previously developed land, these locations are anticipated to come forward early in the plan period and once developed, and greenfield sites would need to be considered. Although these would avoid high quality agricultural land, it would impact on some Minerals Safeguarding Areas. The impact of this is uncertain.
To protect and improve air quality	?	?	-	Although these locations are all situated outside existing AQMAs, some are in close proximity. The quantum of development focussed around the Medway Gap area over the whole plan period is likely to result in increased levels of traffic and associated air pollution which may exacerbate air quality issues along the A20 and M20, particularly in the long-term as more development takes place. However strategic development may provide new opportunities to deliver infrastructure improvements to help alleviate existing air quality issues.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	Small sites in the short-term are unlikely to promote renewable technologies, however the large strategic sites could provide opportunities for neighbourhood scale heating networks in the medium to long-term. However the precise impact is uncertain.

To protect and enhance natural and heritage assets	+	?	?	These locations avoid areas of high value natural and heritage assets. The quantum of development, particularly on the strategic sites, could deliver some gains in biodiversity and heritage management, although the precise impact is uncertain and is unlikely in the short-term. Conversely, the increase in population may result in an increase in visitor numbers to surrounding assets which may need to be managed in order to avoid negative impacts, particularly in the long-term. The potential impacts on air quality in the Medway Gap, may also impact negatively on natural assets in the area, some of which are of high quality and are sensitive to air quality conditions, particularly as more development takes place in the medium to long-term.
To reduce waste and achieve sustainable waste management	?	?	?	An increase in population is likely to increase waste generation. There is uncertainty as to whether the quantum of development would support new waste recycling facilities. Therefore the impacts are uncertain.
To maintain and improve water quality and to use water more efficiently	?	?	?	These locations avoid the functional flood plain and areas at high risk of flooding so run-off is unlikely to directly impact on waterways. The strategic sites may offer opportunities in the medium to long-term for neighbourhood scale water re-use and recycling schemes, but this is uncertain at this stage. The impact of the small scale sites likely to come forward in the short-term are expected to be neutral. The quantum of development focussing in one main location could put pressure on existing water resources and supply in the medium to long-term.
To achieve and maintain a vibrant economy	+	?	?	Support for the town centre will be limited due to the small quantum of development proposed in Tonbridge itself and the wider HMA. These sites are likely to come forward earlier in the plan period. As the larger strategic sites come forward later in the plan period, the impact on the town centre is

				<p>unknown as these opportunities fall within the Maidstone and Malling HMA to the north and new residents may preferentially choose an alternative town centre to meet their needs. The quantum of overall development could support a range of employment opportunities but these would be focussed around the Medway Gap. The impact on the rural economy is likely to be uncertain as the potential development sites are focussed around communities in the north of the borough, meaning support for the rural economy outside of these areas would be limited.</p>
<p>Summary</p>	<p>Although avoiding areas of high environmental value and flood risk, making use of existing brownfield land and delivering the quantum of development necessary to meet our identified need, this option does require the use of greenfield sites and provides limited support to Tonbridge and the wider rural community. This could detrimentally impact on the vitality and viability of the town centre. The small sites are likely to result in short-term small scale impacts which could be mitigated where necessary. However, the large strategic sites may have a long lead in time which could mean that they are more likely to begin delivery in the medium to long-term, and therefore any impacts are also likely to see a similar time frame. In addition the concentration of development around the Medway Gap would not address the needs of both HMAs and could deliver an unsustainable pattern of development.</p>			

Option 5: Hybrid Strategy				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This will deliver a quantum of development in excess of that needed to meet our Objectively Assessed Need (OAN). This should allow for a sufficient supply of all types of housing across a range of settlements, large and small, urban and rural therefore meeting a diverse range of needs.
To reduce and manage the risk of flooding	++	++	++	All of the sites avoid areas at high risk of flooding (including the allowance for climate change) and the functional flood plain allowing natural fluvial processes to occur. Some employment sites are located in areas at risk, but this is acceptable for that use. Development of these areas will therefore not increase the number of properties at risk.
To improve the health and care of the population	?	+	+	Development in these locations should allow good access to existing health and open space facilities. However the quantum of development may put these facilities under strain in some locations, particularly in the short-term, until new facilities are provided (either via contributions or direct on-site provision for some of the strategic sites). These new facilities, once in place, would be accessible to both new and existing communities. Development around some of the rural settlements may also increase the demand for such services which may help to support existing facilities which may be under-used or at risk as present.
To reduce crime and the fear of crime	?	?	?	Development of some sites may reduce the perceived fear of crime and anti-social behaviour which may be associated with vacant or under-used sites. However the quantum of development would result in an increase in population which may result in an increase in overall crime levels. At present the precise impact is uncertain.

To improve accessibility for everyone to services and facilities	++	++	++	The increase in population across a range of settlements should promote access to existing services for the new populations as well as fostering viability of those urban and rural centres. A range of travel choices may also be available, particularly around the urban areas and larger sites.
To improve efficiency of land use	+	?	?	Although this may make use of the available previously developed land, these locations are anticipated to come forward early in the plan period and once developed, and greenfield sites would need to be considered. Although these would avoid high quality agricultural land, it could impact on some Minerals Safeguarding Areas. The impact of this is uncertain.
To protect and improve air quality	+	?	?	Although these locations are all situated outside existing AQMAs, some are in close proximity. The quantum of development is likely to result in some increased levels of traffic which may exacerbate air quality issues in some areas, particularly in the long-term. However, the precise impact is uncertain. Growth in and around the urban and larger rural centres provides access to a range of transport choices which may help to offset some of these impacts and strategic development may provide new opportunities to deliver infrastructure improvements to help alleviate existing air quality issues. The precise impact is uncertain.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	Small sites in the short-term are unlikely to promote renewable technologies, however the large strategic sites could provide opportunities for neighbourhood scale heating networks in the medium to long-term. However the precise impact is uncertain.
To protect and enhance natural and heritage assets	+	?	?	These locations avoid areas of high value natural and heritage assets, with two exceptions, a safeguarded site, that lies within the Kent Downs Area of Outstanding Natural Beauty (AONB) and the Borough Green Gardens strategic site, which

				also includes some land within the AONB. The quantum of development, particularly on the strategic sites, could deliver some gains in biodiversity and heritage management, although the precise impact is uncertain and is unlikely in the short-term. However conversely, the increase in population may result in an increase in visitor numbers to surrounding assets which may need to be managed in order to avoid negative impacts, particularly in the long-term.
To reduce waste and achieve sustainable waste management	?	?	?	An increase in population is likely to increase waste generation. There is uncertainty as to whether the quantum of development would support new waste recycling facilities. Therefore the impacts are uncertain.
To maintain and improve water quality and to use water more efficiently	0	?	?	These locations avoid the functional flood plain and areas at high risk of flooding so run-off is unlikely to directly impact on waterways. The strategic sites may offer opportunities in the medium to long-term for neighbourhood scale water re-use and recycling schemes, but this is uncertain at this stage. The impact of the small scale sites likely to come forward in the short to medium-term are expected to be neutral. The quantum of development could put pressure on existing water resources and supply in the long-term.
To achieve and maintain a vibrant economy	+	++	++	These sites are in close proximity to a range of existing urban and rural centres which should help to support the vitality of the town centre in Tonbridge as well as the rural economy. The quantum of overall development could support a range of employment opportunities at a number of locations.
Summary	Although generally avoiding areas of high environmental value and flood risk, making use of existing brownfield land and delivering the quantum of development necessary to meet our identified need, this option does require the use of some greenfield land. The dispersed pattern of development at a range of settlements across the borough provides support for both the urban and rural economies and attempts to address the needs of a range of communities, including significant support for the town centre. A distribution of sites across			

both HMAs supports a sustainable pattern of development. The small sites are likely to result in short-term small scale impacts which could be mitigated where necessary. However, the large strategic sites may have a long lead in time which could mean that they are more likely to begin delivery in the medium to long-term, and therefore any impacts are also likely to see a similar time frame.

Appendix 4: Site Constraints

SLAA No.	SLAA SITE NAME	Special Area of Conservation - SAC (Wholly or partially within a SAC = R, Adjacent to a SAC = A, Not adjacent to a SAC = G)	Site of Special Scientific Interest - SSSI (Wholly or partially within a SSSI = R, Adjacent to a SSSI = A, Not adjacent to SSSI = G)	Ancient Woodland (Ancient Woodland on site = R, Adjacent to Ancient Woodland = A, Not adjacent to Ancient Woodland = G)	Local Site - Local Wildlife Site, Regionally Important Geological Site, Local Nature Reserve (Local Site present on site = R, Adjacent to a Local Site = A, Not adjacent to a Local Site = G)	Priority Habitat from 2012 Kent Habitat Survey (Priority Habitat on site = A, No Priority Habitat on site = G)	Biodiversity Opportunity Areas - BOA (Wholly or partially within a BOA = A, Outside of a BOA = G)	Green Belt (Wholly in the Green Belt = R, Partially within the Green Belt = A, Outside of the Green Belt = G)	Flood Zone 3a plus 35% flows (climate change allowance) - Wholly in 3a = R, Partially in 3a = A, Outside of 3a = G	Surface Water Flooding (Present on site = A, Not present on site = G)	Area of Outstanding Natural Beauty - AONB (Wholly within the AONB = R, Partially within the AONB or within the setting of the AONB = A, Outside of AONB and its setting = G)	Agricultural Land (Grade 1 = R, Grade 2 & 3 = A, Other = G)	Air Quality Management Area - AQMA (Wholly or partially within an AQMA = R, Adjacent to an AQMA = A, Not adjacent to an AQMA = G)	Scheduled Ancient Monument - SAM (SAM on site = R, Adjacent to or within the setting of a SAM = A, Not adjacent to SAM = G)	Conservation Area - CA (Wholly or partially within a CA = R, Adjacent to a CA or within the setting or a CA = A, Not adjacent to a CA = G)	Listed Building (Listed Building present on site = R, Adjacent to or within the setting of a Listed Building = A, Not adjacent to a Listed Building = G)	Historic Parks & Gardens - HP&G (Present on site = R, Adjacent to or within the setting of an HP&G = A, Not adjacent to an HP&G = G)	Archaeological Potential (wholly or partially within an area of potential = A, Outside an area of potential = G)	Settlement Hierarchy (Outside of and not adjacent to any settlement confines = R, Adjacent to Rural Service Centre/Village confines = A, Within Rural Service Centre/Village settlement confines or adjacent to Urban confines = G)	Accessible Open Space - PAOS (Wholly or partially within a PAOS = A, Outside of a PAOS = Publicly G)	Minerals Safeguarding Area - MSA (Wholly or partially within an MSA=A, Outside an MSA = G)	Transport - within 800m of a train station (Beyond 800m = R, Within 800 = G)	Education - within 800m of a Primary School (Beyond 800m = R, Within 800m = G)	Health - within 1km of a GP surgery (Beyond 1km = R, Within 1km = G)	Previously Developed Land - PDL (Greenfield = R, Mixed = A, PDL = G)		
188	Whitepost Field, Aylesford																										
189	Southways, Staleys Road, Borough Green																										
192, 254, 355,	North of the Paddock, Hadlow																										
194	West of Whitepost Wood Lane, Aylesford																										
195	North of Lower Haysden Lane, Tonbridge																										
196	North of Dryhill Park Road, Tonbridge																										
197	Carpenters Lane, Hadlow																										
198	Land at Howlands Allotments																										
199	Bushey Wood																										
200	Rear of Robin Hood Lane, Blue Bell Hill																										
206	North of Prating Street, Aylesford																										
207	Rear of Greenview Crescent, Hildenborough																										
212	Land off Oakapple Lane, Barming																										
218	Land at Birling Road, Leybourne																										
223	Land off Cobtree Close, Fairseat																										
227	Chequers Farm, Hildenborough																										
230,	Dark Hill Farm, Ightham																										
231	Rear of Platt Mill Close, Platt																										

Appendix 5: Unreasonable alternatives

SLAA Number	Site Name	Reason
187	Edwards Yard, East Peckham	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability.
193	West of Coldharbour Lane, Aylesford	Landowner confirmation that the site is not available until post 2029.
205	Former Spring Tavern, Wrotham	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
229	Triangle site, Lucks Hill	The site was promoted for car parking only. Therefore it is not considered to be a reasonable alternative for development.
240	East of London Road, Wrotham	Planning permission now granted for a Free School on this site.
244	East of Riding Lane, Hildenborough	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
245	Land at Snoll Hatch, East Peckham	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability.
255	Rosador, London Road, Wrotham	Planning permission now granted.
257	West of Hermitage Lane	Planning permission now granted.
258	Green Lane, Trottiscliffe	The site falls wholly within the Kent Downs AONB, and development in this location may have a negative impact on a protected landscape.
308	The Harrow PH, Maidstone Road, Hadlow	Planning permission now granted.
309	Office site, Quarry Hill Road, Borough Green	Planning permission now granted.
313	A-Z Geographers, Fairfield Road, Borough Green	Planning permission now granted.
314	Rochester Road, Borstal	Planning permission now granted.
322	Mackenders Lane, Eccles	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability.
332	North of Woodgate Way, Tonbridge	Planning permission now granted.
339	St Mary's Road, Wrotham	No current access to the site. Therefore there is uncertainty over its deliverability.
350	Rear of London Road and Town Hill, West Malling.	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability. The majority of the site was also submitted as site 390, with confirmed availability from its landowners.

359	Woodlands Children's Centre, Champan Way	No confirmation from the landowner that the site is not available.
360	Ridgeview School, Tonbridge	The landowner has indicated that this site may no longer be available.
367	Weald of Kent Lower Field, Tudely Lane, Tonbridge	The site was promoted for educational sports facilities only. Therefore it is not considered to be a reasonable alternative for development.
383	Plasterite, Redwell Lane, Ightham	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
387	Larkfield Library and land adjacent	Development of this site would result in a loss of community facilities and details of the reprovision of these facilities have not been provided. Therefore the deliverability of this site is uncertain.
388	Goose Green Farm, Hadlow	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability.
397	Land at former Priory Works	Planning permission now granted for a Free School on this site.
400	Paddlesworth Road Green, Snodland	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
405	Rear of Long Mill Lane, Plaxtol	Access to the site is via third party land which was not included in the submission. Therefore there is uncertainty over its deliverability.
406	Water Lane, Kings Hill	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability.
411	Sheldon Way, Larkfield	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
413	World of Pots	Planning permission now granted.
416	Celcon Works, Borough Green	Updated information from the landowner confirming that the site is no longer available.
421	North of Tonbridge Road, Hildenborough	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability.
429	Pelican Court, Wateringbury	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
431	Former Aylesford Newsprint, Bellingham Way	The site was not promoted by the landowner, therefore there is uncertainty over its availability. Currently subject to a planning application.
433	Brickfields, West Malling	The site is in multiple ownerships, and the submission was not made by all parties. Therefore there is uncertainty over its availability. The part of the site was also submitted as site 390, with confirmed availability from its landowners.
438	Mill Fields Farm, Snodland	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
440	The Old Coal Yard, Larkfield	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
441	10, Bradbourne Lane	The site was not promoted by the landowner, therefore there is uncertainty over its availability.

442	Lovers Walk, Tonbridge	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
443	736 London Road	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
444	Land at 6 & 8 Downderry Way	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
445	Land at Borough Green Station	The site was not promoted by the landowner, therefore there is uncertainty over its availability.
446	Six-in-One Club, Northwood Road, Tonbridge	Updated information from the landowner confirming that the site is no longer available.

Appendix 6: SA of sites

SLAA Site: 188 Whitepost Field, Aylesford				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units over the plan period, with some units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	+	++	++	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. The provision of new open spaces and GP facilities may not be fully accessible or operational during the early phase of development. Their benefits are likely to be experienced during the medium to long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services

				and facilities. The scale of this site could deliver a new primary school in the medium to long term to serve the new and existing community. New cycle routes and bus services could also be delivered in the medium to long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently not in use for food or non-food crops, but used as paddocks.
To protect and improve air quality	-	-	-	A small portion of the north of the sites falls within an AQMA, however any development could be located outside of this. Development on this site has the potential to increase vehicle flows through the London Road/Hermitage Lane AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles. In addition, the provision of a new road linking Hermitage Lane with the Poppy Fields roundabout, would bifurcate traffic flows, and help reduce flow of traffic through the AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of

				multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives over the length of the Local Plan period, including providing a mechanism to help alleviate air quality issues in the vicinity. The portion of the site located within the AQMA should be excluded from any potential development.			

SLAA Site: 189 Southways, Staleys Road, Borough Green				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	?	?	?	This site offers a range of travel choices due to its proximity to Borough Green & Wrotham station, therefore offering alternatives to the private car. The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	++	++	++	This site is located within the Rural Service Centre settlement confines of Borough Green, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	++	++	++	This site is previously developed land within the settlement confines. It is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. The site is not classified as agricultural land.

To protect and improve air quality	0	0	0	The site is not located within or adjacent to an AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green, however due to the scale of the site, impacts are likely to be negligible and vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a highly sustainable location within settlement confines, with good access to services. The scale of the site means it is likely to deliver residential units within the short term, and is unlikely overburden existing facilities.			

SLAA Site: 192 North of the Paddock, Hadlow (Duplicate of 386, 355 and 254)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. There are no significant constraints on site to restrict the developable area. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this			

vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location.

SLAA Site: 194 West of Whitepost Wood Lane, Aylesford				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	++	This large site has the potential to deliver residential units in the long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding on site. SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	0	?	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The site is publicly accessible open space. Any development would result in a loss of this asset. The provision of new open spaces may not be fully accessible or operational during the early phase of development.
To reduce crime and the fear of crime	0	0	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	0	?	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities.
To improve efficiency of land use	0	0	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be

				explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the A20/Hermitage Lane AQMA and the Maidstone Town Centre AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	0	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	0	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	0	0	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives. The site has potential to impact on two AQMAs. Any development would result in a loss of Publicly Accessible Open Space.			

SLAA Site: 195 North of Lower Haysden, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	Part of this site is safeguarded for residential development post 2021 in the Core Strategy. This site has the potential to deliver residential units over the short to medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy, to meet a range of needs. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	?	?	?	Part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	+	+	?	The site offers a range of travel choices due to its proximity to Tonbridge station. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. Part of the site is publicly accessible open space, and any development should avoid this. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to the urban area of Tonbridge and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place significant pressure on

				existing facilities, particularly education and health in the medium to long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	?	?	-	The site is not located within any AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in Tonbridge High Street however vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage assets present on site. There is a small parcel of ancient woodland, however this falls within the area at high risk of flooding. Any development should avoid these areas. The site is located away from the High Weald AONB but it falls within the setting, with views south towards the Bidborough Ridge. Regard should be had to the potential impact on the setting of the AONB. As such development in this location protects generally natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.

To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Tonbridge, will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre and station allow for access to range of existing employment opportunities.
Summary	Part of this site is land safeguarded in the current development plan for residential development beyond 2021 and therefore the principle of development in this location is already established, although some areas are Green Belt. It is in a highly sustainable location with good access to Tonbridge town centre and station. Development should avoid those areas of the site at high risk of flooding, publicly accessible open space and ancient woodland. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt in this location.			

SLAA Site: 196 North of Dryhill Park Road, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site is safeguarded for residential development post 2021 in the Core Strategy. This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	Part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The site is entirely publicly accessible open space, and any development would result in a loss of this facility. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the urban area of Tonbridge and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities, particularly education and health in the medium to long term.

To improve efficiency of land use	0	?	?	This site is greenfield and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity to, any AQMA. Development on this site has the potential to increase vehicle flows on the surrounding road network which could result in a worsening of air quality in the area.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. It is adjacent to Tonbridge Conservation Area. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Tonbridge will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre allows for access to a range of existing employment opportunities.
Summary	This site is in a sustainable location. Development should avoid areas at high risk of flooding and regard should be had to the impact on the Conservation Area and its setting. Although development in this location would result in a loss of publicly accessible open space, the site has been safeguarded for residential development post 2021 through the adopted development plan, and the SLAA process has demonstrated that this land is now surplus to requirements by the landowner.			

SLAA Site: 197 Carpenters Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. This site is safeguarded for residential development post 2021 in the Core Strategy. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located outside areas at high risk of flooding and with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This small site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. The size of the site is unlikely place undue pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield and is located wholly within a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, outside of the Green Belt. The land is safeguarded in the current development plan for residential development beyond 2021.			

SLAA Site: 198 Land at Howlands Allotments				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	Part of this site is safeguarded for residential development post 2021 in the Core Strategy. This site has the potential to deliver residential units over the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. A portion of the site is publicly accessible open space. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the village of Wrotham and as such has access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, formerly used as allotments, although currently not in use for food or non-food crops

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area and has no heritage assets present on site. However, the site is wholly located within the Kent Downs AONB and is adjacent to the Butts Hill Conservation Area. Any development would need to have regard to these constraints. The scale of the site provides limited potential for the provision of multifunctional Green Infrastructure.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Wrotham village will promote access to a range of services and facilities in the local area and help support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself.
Summary	Part of this site is land safeguarded in the current development plan for residential development beyond 2021 thereby establishing the principle of development in this location. However some areas of the wider site are Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. Although the site is located within an AONB, the principle of small scale development is recognised in the adopted development plan, and any development should have regard to the AONB Management Plan in order to manage potential impacts.			

SLAA Site: 199 Bushey Wood				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	The majority of this site is identified as an Area of Opportunity for residential development post 2021 in the Core Strategy. This large site has the potential to deliver a substantial number of residential units over the medium to long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	Part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. A portion of the site is currently publicly accessible open space, being allotments and playing fields. Development should seek to avoid these areas or ensure the re-provision of facilities elsewhere on site. New open space and health facilities may not be fully operational in the early phase of development. The scale of this site may require some additional GP provision.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is adjacent to the settlement confines the village of Eccles and in close proximity to the Medway Gap Urban area.

				As such it has good access to services and facilities. The scale of this site could deliver a new primary school in the medium to long term to serve the new and existing community. New cycle routes and bus services could also be delivered in the medium to long term. There is potential to include a new link road connecting this site with New Court Road and the new Medway Crossing.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. Part of the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land, some of which is currently in use for food or non-food crops, as well as paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	-	?	This site falls partially within two different Biodiversity Opportunity Areas, therefore there is potential to both fragment and/or enhance existing habitats networks. A small part of the Holborough to Burnham Marshes SSSI is located in the west of the site and there are significant areas of Local Wildlife Sites present. The site is located outside the Kent Downs AONB, but does fall within its setting. Although parts of the site are visible from the AONB, the natural assets present on site provide some screening. The site is adjacent to Aylesford Conservation Area and there is a Scheduled Ancient Monument on site to the west of Eccles (Roman Villa). As such development in this location has the potential to negatively impact on both natural and heritage assets.

				However, large areas of the site are not subject to such constraints, and development could be directed towards these areas in order to protect these assets. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Eccles village, will promote access to a range of services and facilities in the local area, and further afield to the Medway Gap Urban area. However the site has been promoted for predominantly residential uses in the medium to long term only so is unlikely to provide new employment opportunities within this plan period. However there is potential for some employment development in the post plan period.
Summary	This site is located in a sustainable location, with good access to services. The site is a mixture of greenfield and previously developed land, and any development should seek to maximise PDL opportunities. The majority of the site is identified as an Area of Opportunity in the adopted development plan for residential development post 2021, and therefore the principle of development in this location is already established. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives over the medium to long term, as well as potential for further development beyond this plan period. There are a number of significant constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Regard should also be had to minimising any impact on the setting of the Kent Downs AONB.			

SLAA Site: 200 Rear of Robin Hood Lane, Blue Bell Hill				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located adjacent to Blue Bell Hill village and close to the Walderslade urban area, with easy access to the M2 and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services, and is unlikely to put significant pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield. It is located outside of any Minerals Safeguarding Areas and is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area. There is a significant parcel of ancient woodland in the west of the site, and any development should be located outside of this area. There are no other natural or heritage assets on site. The site is located in close proximity to the Kent Downs AONB, however the woodland and the strategic and primary road infrastructure in the immediate vicinity limit the potential for any development to negatively impact on the setting of the AONB. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Blue Bell Hill village and Walderslade, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location with good access to the strategic and primary road networks. Any development should avoid areas of Ancient Woodland on-site.			

SLAA Site: 206 North of Pratling Street, Aylesford				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is adjacent to the Aylesford Forstal Urban area. As such it has good access to services and facilities.
To improve efficiency of land use	-	-	-	This is a greenfield site that falls outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, which is currently in use as paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area and has no heritage assets present on site. There is a parcel of Ancient Woodland at the centre of the site and any development should be located outside of this area. The site is located away from the Kent Downs AONB but falls within its setting. Limited tree cover along the existing site boundaries mean that the site is highly visible from the AONB. As such

				development in this location may negatively impact on the setting of the AONB.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location, with limited on-site constraints. However there is potential to negatively impact on the setting of the AONB due to the site's relative visibility in the landscape.			

SLAA Site: 207 Rear of Greenview Crescent, Hildenborough				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	--	--	--	A significant portion of this site, including the likely entrance point, lie within an area at high risk of flooding as identified by the Strategic Flood Risk Assessment. The inability to ensure safe ingress and egress limits the development potential. Surface water flooding is not present. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure or place pressure on existing services.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is partially located within the Tonbridge (Hilden Park urban area and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services, and is unlikely to put significant pressure on existing facilities.
To improve efficiency of land use	-	-	-	This site is greenfield. It is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets identified on site. The site is remote from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Hilden Park and Tonbridge will promote access to a range of services and facilities in the local area, thereby supporting the local economy. However, due to the size of the site, it is unlikely to have a significant impact. The site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location, partially within the settlement confines of the Tonbridge (Hilden Park) urban area. However part of the site also lies in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 does not propose to amend the Green			

Belt boundary in this location. The risk of flooding on site limits the development potential, and reduces the developable area to below the threshold for inclusion in the Local Plan.

SLAA Site: 212 Land off Oakapple Lane, Barming				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable but Undeliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver a substantial number of residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities, particularly in the long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	-	This site is adjacent to the settlement confines of the Maidstone Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term when combined with development on that part of the site, falling within the Maidstone area.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to

				extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	-	-	-	The site lies adjacent to the Maidstone urban area AQMA. Development on this site has the potential to increase vehicle flows through the AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or heritage assets present on site. The site is located away from the AONBs and their setting. The site is adjacent to Fullingpits Wood ancient woodland, and regard should be had to this as part of any potential development. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the Maidstone urban area, will promote access to a range of services and facilities in the local area, including those in Maidstone. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives. The site is immediately adjacent to land allocated for residential development in the adopted Maidstone Local Plan (Policy H1(4)), though which access would need to be provided in order to access this site. A coordinated approach would need to be taken by TMBC and MBC to ensure appropriate infrastructure is delivered to meet the combined needs to these two sites.			

SLAA Site: 218 Land at Birling Road, Leybourne				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	?	?	?	Not applicable as the site is promoted for employment uses only. There is potential for noise and air quality implications due to its proximity to the M20.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	0	0	This site is remote from any settlement confines. However it is close proximity to Junction 4 of the M20, enabling good access to services and facilities.
To improve efficiency of land use	-	-	-	This site is a combination of greenfield site and previously developed land. It falls within a Minerals Safeguarding Areas. It is Grade 3 agricultural land not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the Kent Downs AONB but falls within its setting. However the M20 corridor and existing tree cover

				along the site boundaries mean that the site is screened from the AONB. As such development in this location is unlikely to have a negatively impact on the setting of the AONB.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy. It is in an accessible location with good access to the M20 and A228, however it is remote from any settlement so development would be isolated.
Summary	The site is in an accessible location, with limited on-site constraints. However there is potential for noise and air quality implications due to its proximity to the M20. The site is also in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity.			

SLAA Site: 223, off Cobtree Close, Fairseat				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site falls outside of any settlement confines and has limited access to public transport.
To improve efficiency of land use	++	++	++	This site is previously developed land that is wholly located outside of a Minerals Safeguarding Area. It is Grade 3 agricultural land, although it is currently a variety of industrial units.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is not located within a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.

To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	?	?	?	This rural site would help to continue to support the rural economy, however it is relatively inaccessible due to its remote location. The site is already used for employment and has been promoted for a continuation of employment uses. Due to the site boundaries there is limited opportunity for intensification of use.
Summary	This small previously developed site, within the Green Belt, is only in a relatively sustainable location, being remote from any settlement. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity.			

SLAA Site: 227 Chequers Farm, Hildenborough				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hildenborough and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services but it may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area. There are no natural assets present on-site. The northern section of the site falls within the Hildenborough Conservation Area, and sits wholly within the Foxbush Historic Park and Garden. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints, but could have a negative impact on heritage assets. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hildenborough, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	Although this site is a sustainable location on the edge of a Rural Service Centre, Tonbridge Road forms a boundary which confines development to the north of this road. Development to the south, would intrude into the countryside. This site is located within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are significant heritage assets present, and development has the potential to negatively impact on these.			

SLAA Site: 230 Dark Hill Farm/Gracelands Park, Ightham (Duplicate of 296)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	?	?	This site is located adjacent to Ightham village and as such has limited access to services and facilities. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is comprised both greenfield and previously developed land. It is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is located in close proximity to the Borough Green AQMA. Development on this site has the potential to increase vehicle flows through the AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	- -	- -	This majority of the site is located within a Biodiversity Opportunity Area. The site is wholly located within the Kent Downs AONB. As such development in this location has the potential to negatively impact on a protected landscape. There are no heritage assets present on site. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Ightham and Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for

				residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a village, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The site sits wholly within an AONB and the scale of the site has the potential to impact on a protected landscape.			

SLAA Site: 231 Rear of Platt Mil Close, Platt				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to Platt village and close to the Rural Service Centre of Borough Green, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Borough Green AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Platt and Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location with good access to services. The site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it is			

unlikely to overburden existing facilities. However the Highways Authority has raised concerns over the restricted width of the access to the site, which limits the development potential of the site to below the threshold for inclusion on the Local Plan.

SLAA Site: 233 South of Church Lane, East Peckham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units over the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	The southern part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located adjacent to the village of Hale Street and close to the Rural Service Centre of East Peckham, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	0	--	--	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hale Street and East Peckham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. The scale of the site means it is unlikely to overburden existing facilities. Development should avoid those areas at high risk of flooding.			

SLAA Site: 235 North of Maidstone Road, Platt				
SLAA Proposed Use: Residential/ Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to Platt village and close to the Rural Service Centre of Borough Green, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or but could place pressure on existing facilities.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Borough Green AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	The majority of the site is located in a Biodiversity Opportunity Area and therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. However part of this site is currently a receptor site for translocated protected species including Great Crested Newts. Such sites are not common in the borough and development may negatively impact on the protected species.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Platt and Borough Green, will promote access to a range of services and facilities in the

				local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it is unlikely to overburden existing facilities. However part of this site is currently a receptor site for translocated protected species including Great Crested Newts. Such sites are not common in the borough and development may negatively impact on protected species.			

SLAA Site: 236 Land off Cobdown Close, Ditton				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	?	?	?	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	++	++	++	This site is located within the Medway Gap urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is greenfield land within the settlement confines. It is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is in close proximity to the M20 Aylesford and the A20 Ditton AQMAs. Development on this site has the potential to increase vehicle flows through the A20 Ditton AQMA however due to the scale of the site, impacts are likely to be negligible. However this impact is likely to be significantly

				reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the Medway Gap urban area, will promote access to a range of services and facilities in the local area, as well as further afield into Maidstone. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a highly sustainable location within settlement confines, with good access to services. The scale of the site means it is unlikely overburden existing facilities.			

SLAA Site: 237 Land at Stocks Green Road, Hildenborough (Duplicate of 402)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Urban Area of Tonbridge and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, currently used for paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Tonbridge, will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre and station allow for access to a range of existing employment opportunities.
Summary	This site is a sustainable location on the edge of the urban area, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no significant constraints on site to restrict the developable area. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 238 Westbrook Farm, East Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to East Malling village and close to the Medway Gap urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is Grade 2 agricultural land, currently

				not in use for food or non-food crops, and part is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However it lies adjacent to the Mill Street conservation area, so there may be potential to impact on this. The site is located away from AONBs and their setting. As such development in this location protects heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to East Malling village and the Medway gap urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of East Malling village. There are no significant constraints on site to restrict the developable area, however regard should be had to the setting of the adjacent to conservation area. The scale of the site would enable a			

range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives. However the Highways Authority has raised concerns over narrow width of Stickens Lane, and potential for congestion through Mill Street which limits the development potential of the site. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.

SLAA Site: 239 Land South of Hermitage Court, Hermitage Lane				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is not adjacent to any settlement confines, however it is adjacent to an existing employment area; Hermitage Court, with good access to services and facilities in the Medway Gap urban area, and Maidstone.
To improve efficiency of land use	--	--	--	This is a greenfield site that is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMAs. However it has potential to increase vehicle flows through the London Road/Hermitage Lane AQMA to the north, as well as the Maidstone AQMA to the south which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are

				expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However, the site lies adjacent to an area of ancient woodland, and development should be located outside of these assets. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site the Maidstone urban area will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a relatively sustainable location, with limited constraints and good access to services.			

SLAA Site: 242 North of London Road, Ditton				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	++	++	++	This site is located within the Medway Gap urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is greenfield land within the settlement confines. It is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. The site is not classified as agricultural land.

To protect and improve air quality	-	-	?	The A20 frontage of the site falls within the A20 Ditton AQMA. Development on this site has the potential to increase vehicle flows through this AQMA however due to the scale of the site, impacts are likely to be negligible. Any impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area. The west of the site falls within the Cobdown Farm Conservation Area. The site is located away from the AONBs and their setting. As such development in this location broadly protects natural assets by locating development outside of these constraints, but could have a negative impact on heritage assets.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the Medway Gap urban area, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a highly sustainable location within settlement confines, with good access to services. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts.			

The scale of the site means it is unlikely overburden existing facilities.

SLAA Site: 243 Station Road, Ditton				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	?	?	?	The northern and western parts of this site are located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	0	0	0	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure or place a burden on existing facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	++	++	++	This site is located within the Medway Gap urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is greenfield land within the settlement confines. It is wholly located within a Minerals Safeguarding Area. The site is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within or adjacent to an AQMA. Development on this site has the potential to increase vehicle flows through the A20 Ditton, however due to the scale of the site, impacts are likely to be negligible. Any impact is likely to

				be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the Medway Gap urban area, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This small site is located in a highly sustainable location within settlement confines, with good access to services. The scale of the site means it is unlikely overburden existing facilities. Part of the site is in an area at high risk of flooding and development should be located outside of this area to minimise any negative impacts.			

SLAA Site: 247 Land at Tile Barn Corner, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	A small part of the site is located in an area at high risk of flooding, but with no surface water flooding. Any development on this site should be located outside of these areas. SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to the Tonbridge Urban area and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	-	-	-	This site is greenfield and the majority is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is remote from any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is predominantly located inside of a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural and heritage assets present on-site, however it lies adjacent to a Local Wildlife Site. The site is located away from the AONBs and their setting. As such development has the potential to impact on some natural assets.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Tonbridge will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, although outside of the existing settlement confines, with good access to services. The site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it is unlikely to overburden existing facilities. There is potential to impact on adjacent natural assets.			

SLAA Site: 248 Drayton Road Industrial Estate, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	++	?	This site is located within the urban area of Tonbridge and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities in the long term.
To improve efficiency of land use	0	++	++	This site is previously developed land and is located outside of any Minerals Safeguarding Areas. It is not classified as agricultural land.

To protect and improve air quality	0	?	-	The site is not located within any AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in Tonbridge High Street which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	-	-	The proximity of this site to Tonbridge will promote access to a wide range of services and facilities in the local area and support the local economy. However the site is currently used as employment land, so redevelopment to residential would result in a loss of employment opportunities in the area.

Summary

This site is in a highly sustainable location with good access to Tonbridge town centre. Development of this previously developed site makes efficient use of land. Residential uses in this location are in keeping with the surrounding land uses, but would result in a loss of employment land.

SLAA Site: 251 Land off Court Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. It is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However the site falls within the setting of the Hadlow Conservation Area. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no significant constraints on site to restrict the developable area. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 256, Dark Hill Farm, Borough Green				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	?	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has access to a range of services and facilities. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is greenfield. It is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	-	-	The site is partially located in the Borough Green AQMA. Development on this site has the potential to increase vehicle flows through the AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	--	--	It is located outside of a Biodiversity Opportunity Area. The site is wholly located within the Kent Downs AONB. As such development in this location has the potential to negatively impact on a protected landscape. There are no heritage assets present on site. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.

Summary

This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 does not propose to amend the Green Belt boundary in this location. The site sits wholly within an AONB and the scale of the site has the potential to impact on a protected landscape.

SLAA Site: 259 Munday Works, Tonbridge				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at high risk of flooding with no surface water flooding, and is therefore suitable for employment uses. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site falls within the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	0	++	++	This site is previously developed land that is wholly located outside of a Minerals Safeguarding Area. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located within a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating

				development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	++	++	The location of this site within the Tonbridge urban area will promote access to a range of services and facilities in the local area. The site is already used for employment, has been promoted for a continuation of employment uses. Therefore there is potential to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a highly sustainable location with good access to services. The on-site flood risk does not impact on the potential of this site to deliver employment uses.			

SLAA Site: 262 Detling Field, Hermitage Lane, Aylesford				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable but Undeliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	+	++	++	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The provision of new open spaces may not be fully accessible or operational during the early phase of development. Their benefits are likely to be experienced during the medium to long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	-	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the medium to long term.

To improve efficiency of land use	--	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the A20/Hermitage Lane AQMA and the Maidstone Town Centre AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area. There is a substantial parcel of Ancient Woodland in the west of the site, known as Deadman Wood, and any development should be located outside of this area. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.

To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. The site has potential to impact on two AQMAs. Any development should avoid areas of Ancient Woodland on-site. There remains uncertainty over the site as it could possibly only be developed alongside land under third part ownership.			

SLAA Site: 264 Land off Court Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. It is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However the site falls within the setting of the Hadlow Conservation Area. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no significant constraints on site to restrict the developable area. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 266 Fishpond Farm, Lower Haysden Lane, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	++	?	This site offers a range of travel choices due to its proximity to Tonbridge Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the Tonbridge urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.

To improve efficiency of land use	0	-	-	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the Tonbridge High Street AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the High Weald AONB but falls within its setting. The elevated section of the A21, to the south of the site, provides some screening, therefore limiting the sites impact on the setting. However regard should be had to the views south towards the Bidborough Ridge. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.

To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt in this location. The scale of the site would enable a range of open space and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 267 Branbridges Wharf, East Peckham				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at high risk of flooding with no surface water flooding, and is therefore suitable for employment uses. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site falls within the East Peckham Rural Service Centre area with good access to services and facilities.
To improve efficiency of land use	+	+	?	This site is previously developed land that is partially located outside of a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is part Grade 2 and part Grade 3 agricultural land, currently not in use for food or non-food crops
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located wholly located within a Biodiversity Opportunity Area but has no other natural or heritage assets present on site. It is adjacent to a Listed Building, and regard

				should be had to the potential impact on its setting. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The location of this site within the East Peckham Rural Service Centre will promote access to a range of services and facilities in the local area. The site is already used for employment, has been promoted for a continuation of employment uses. Therefore there is potential to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location with good access to services. The on-site flood risk does not impact on the potential of this site to deliver employment uses.			

SLAA Site: 268 Hermitage Farm, Winterfield Lane, East Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	?	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the A20 AQMA which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. However the site is adjacent to the Clare Park and Blacklands Conservation Area and the Clare House historic park and garden. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints, however there is potential to impact on adjacent heritage assets. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives. The site has potential to impact on adjacent heritage assets. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 269 Bull Lane, Eccles				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This small site has the potential to deliver residential units in the medium term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	0	0	0	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure. Due to its scale, it is unlikely put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located adjacent to the village of Eccles and as such has access to a range services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is a greenfield site. It is located outside a Minerals Safeguarding Area. It is Grade 2 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.

To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the Kent Downs AONB but falls within its setting. However due to its small scale, any impact is likely to be minimal. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Eccles village will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location with good access to services. The scale of the site means it is unlikely overburden existing facilities.			

SLAA Site: 270 Bell Lane, Burham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to Burham village and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is part Grade 2 and part Grade 3 agricultural land, currently used for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located outside of the Kent Downs AONB, but falls within its immediate setting and is highly visible from the protected landscape. As such development of this scale in this location has the potential to impact on the setting of the AONB. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Burham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of Burham village. There are no constraints on site. However the site falls within the setting of the Kent Downs AONB and is highly visible from the protected landscape. This may limit the developable area.			

SLAA Site: 273 Wouldham Allotments				
SLAA Proposed Use: Residential/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	The Local Plan seeks to meet the Objectively Assessed Need for housing in the Borough. This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to Wouldham village and as such has good access to services and facilities. Part of the site is publicly accessible open space, and any development should avoid this. The size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently partly used as allotments.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located outside of the Kent Downs AONB, but falls within its immediate setting and is highly visible from the protected landscape. As such development of this scale in this location has the potential to impact on the setting of the AONB. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Wouldham village will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of Wouldham village. There are no constraints on site. However the site falls within the setting of the Kent Downs AONB and is highly visible from the protected landscape. In addition, the Highways Authority has raised concerns over access to the site due to the restricted width of Oldfield Drive and limited visibility onto the High Street.			

SLAA Site: 274 North of Postern Lane, Tonbridge				
SLAA Proposed Use: Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for a marina only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at high risk of flooding with no surface water flooding, and is therefore suitable water compatible uses, including a marina. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for a marina only.
To reduce crime and the fear of crime	0	0	0	Not applicable as the site is promoted for a marina only.
To improve accessibility for everyone to services and facilities	0	+	+	This site lies adjacent to the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	0	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is partly classified a Grade 3 and partly Grade 4 agricultural land currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	Not applicable as the site is promoted for a marina only.
To protect and enhance natural and heritage assets	0	-	-	The majority of the site is located within a Biodiversity Opportunity Area therefore there is potential to both fragment

				and/or enhance existing habitats networks. A small section falls within East Tonbridge Copses And Dykes And River Medway Local Wildlife Site, and any development should avoid this. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Not applicable as the site is promoted for a marina only.
To achieve and maintain a vibrant economy	0	+	+	The location of this site adjacent to the Tonbridge urban area will promote access to a range of services and facilities in the local area. The site has been promoted for marina uses so there is some potential for new small scale employment opportunities.
Summary	The site is in a sustainable location with good access to services. The risk of flooding does not preclude marina uses. However, the site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Highways Authority has raised concerns over the lack of connection to the public highway. Kent County Council have also identified the site as a potential minerals allocation as part of the Minerals and Waste Local Plan which raises uncertainty as to its availability.			

SLAA Site: 275 Grange Farm, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	Although this site is predominantly located in an area at low risk of flooding, a small part is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is no existing surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The provision of new open spaces may not be fully accessible or operational during the early phase of development. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the Tonbridge urban area, and as such has good access to services and facilities. The scale of this site could provide a new primary school in the long term.

To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of a Minerals Safeguarding Area. It is also Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	?	This site is partially located inside a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. It is adjacent to Ancient Woodland. There are no natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	Although this site is located in a sustainable location, adjacent to the Tonbridge urban area, it is some distance from the town centre services and facilities. The site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments			

to the Green Belt boundary in this vicinity. The scale of the site could enable a range of infrastructure, open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives.

SLAA Site: 278 Aylesford Quarry, Aylesford				
SLAA Proposed Use: Residential/ Employment/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This large site has the potential to deliver a substantial number of residential units over the medium to long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	Part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. New open space and health facilities may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is adjacent to the settlement confines the village of Aylesford and in close proximity to the Medway Gap Urban area. As such it has good access to services and facilities. The scale of this site could deliver a new primary school in the long term to serve the new and existing community.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. Part of the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded

				minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land, some of which is currently in use for food or non-food crops, as well as paddocks and mineral extraction. The eastern part of the site is Grade 3.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	-	?	This site falls partially within a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. There is geological SSSI onsite, as well as a parcel of Ancient Woodland centred round the SSSI. The site is located outside the Kent Downs AONB, but does fall within its setting, and the northern parts of the site are particularly visible from the AONB. However some parts of the site are less visible from the protected landscape, and are not subject to constraints, and development could be directed towards these areas in order to protect these assets. The site is also adjacent to Aylesford Conservation Area and regard should be have to potential impacts. As such development in this location has the potential to impact on both natural and heritage assets. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	++	The proximity of this site to Aylesford village, will promote access to a range of services and facilities in the local area, and further afield to the Medway Gap Urban area. The site has been promoted for a mix of uses and has the potential to provide new employment opportunities in the long term.
Summary	This site is located in a sustainable location, with good access to services. The site is a mixture of greenfield and previously developed land, and any development should seek to maximise PDL opportunities. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Regard should also be had to minimising any impact on setting of the Kent Downs AONB.			

SLAA Site: 280 Little Postern, Postern Lane, Tonbridge				
SLAA Proposed Use: Employment/ Potential Other Use				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located outside an area at high risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is adjacent to the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	-	-	-	This is a greenfield site that is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land currently in use as orchards.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is not located within a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and

				heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The location of this site adjacent to the Tonbridge urban area will promote access to a range of services and facilities in the local area. The development of this site will provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location, in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no on-site constraints to limit the development potential.			

SLAA Site: 281 Paris Farm, Rocks Road, East Malling (Duplicate of 369)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the medium to long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to East Malling village and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 2 agricultural land, currently used for paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets on site. However it lies adjacent to the East Malling Village conservation area and several listed buildings, so there may be potential to impact on these and their setting. The site is located away from AONBs and their setting. As such development in this location protects assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to East Malling village will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of East Malling village. There are no significant constraints on site to restrict the developable area, however regard should be had to the setting of the adjacent to conservation area and listed buildings. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range			

of local plan and sustainability appraisal objectives. However the Highways Authority has raised concerns over the site access as it is from a privately maintained section of road and situated on a tight bend with restricted visibility.

SLAA Site: 282, North of Norman Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	--	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. The site is predominantly Grade 1 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways			

	Authority has raised concerns that due to the limited width of Norman Road, development could not easily accommodated on this site.
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SLAA Site: 283 North of Tolsey Mead, Borough Green (part of 408)				
SLAA Proposed Use: Residential/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. This site offers a range of travel choices due to its proximity to Borough Green & Wrotham station, therefore offering alternatives to the private car. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located in a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	--	--	This site is predominantly located inside a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. The north of the site falls within the Kent Downs AONB. Any development should be located outside of this area, and regard should be had to the potential impact on the setting of the AONB. There are no heritage assets present on site. As such development in this location protects heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. Part of the site falls within the Kent Downs AONB, and the remainder of the site falls within the setting, therefore there is potential to negatively impact on a protected landscape.			

SLAA Site: 299 East of Offham Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. However the site is adjacent to West Malling Conservation Area so there may be potential to impact on this and its setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no constraints on site, however there			

	may be potential to impact on the neighbouring conservation area. The Highways Authority have raised concerns regarding the impact of traffic from this site on Offham Road and West Street, which are of restricted width.
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SLAA Site: 300 Crouch Lane, Borough Green				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within or adjacent to an AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.

Summary

This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are no significant constraints on site to restrict the developable area. The scale of the site could place significant pressure on existing services without providing any new facilities.

SLAA Site: 302 Goblands Farm, Court Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units over the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from AONBs and their setting. However it is adjacent to the Hadlow Conservation Area, and there is some potential to impact on it and its setting. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are no significant constraints on site to restrict the developable area, however regard should be had to adjacent heritage assets and their setting. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives. The Highways Authority have raised concerns about the junction of Court Lane and the A26 due to its limited width, and this may constrain the potential development yield.			

SLAA Site: 303, off Fields Lane, Watringbury				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to Watringbury village and as such has access to a range of services and facilities. The size of the site is unlikely to deliver any new services or but could place pressure on existing facilities.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is wholly Grade 1 agricultural land, currently used as paddocks.

To protect and improve air quality	?	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Wateringbury AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	The site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Waterinbury will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The whole site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has raised concerns regarding congestion and air quality around the junction of the A26 / B2015.			

SLAA Site: 304 East Malling Research Station				
SLAA Proposed Use: Residential/ Employment/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This large site has the potential to deliver a substantial number of residential units over the medium and long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	A small part of the west of the site is located in an area at high risk of flooding. Any development should avoid this. There is no existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. The provision of new open spaces and GP facilities may not be fully accessible or operational during the early phase of development. Their benefits are likely to be experienced during the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	A small portion of the site falls within the Medway Gap urban area site, however the majority of the site is adjacent to the settlement confines of the Medway Gap Urban area and East Malling village, and as such has good access to services and facilities. The scale of this site could deliver new primary

				school facilities to serve the new and existing community. New cycle routes and bus services could also be delivered.
To improve efficiency of land use	0	?	-	This site is a mixture of greenfield and previously developed land and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently used for horticulture.
To protect and improve air quality	0	?	?	The site is not located within any AQMAs, however it is in close proximity to the London Road, Ditton AQMA. Development on this site has the potential to increase vehicle flows through this AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area and has no other natural assets present on site. However there are number of natural assets adjacent to the site including ancient woodland at Deadman Wood and Ditton Court Quarry Local Wildlife Site and Local Nature Reserve. The site is located away from the AONBs and their setting. There are two listed buildings on site, and the northern part of the site falls within the Bradbourne East Malling Conservation Area. Development should avoid these assets. As such development in this location could protect natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of

				multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	++	++	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. Some of the site is already used for employment, has been promoted for a mix of uses including employment uses. Therefore there is potential to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	This site is located in a highly sustainable location, with good access to services. The scale of the site could enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. However there is potential to impact on natural and heritage assets.			

SLAA Site: 310 Barfield House, Teston Road, Offham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located outside areas at high risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure or place a burden on existing facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	The majority of this small site is located within the village of Offham and as such has access to a range services and facilities. The size of the site is unlikely place undue pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is a mixture of greenfield and previously developed land. It is located wholly within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is adjacent to a Biodiversity Opportunity Area, therefore there is potential to enhance existing habitat networks. It is also adjacent to ancient woodland and a Local Wildlife Site. It has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Offham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, with the majority of the site within settlement confines. Part of the north of site lies within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study part 2 proposes to amend the Green Belt boundary in this location. The scale of the site means it unlikely overburden existing facilities.			

SLAA Site: 311 North of Fairfield Road, Borough Green (part of 408)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	+	This site has the potential to deliver residential units in the long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	+	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, or put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	0	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	0	+	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. This site offers a range of travel choices due to its proximity to Borough Green & Wrotham station, therefore offering alternatives to the private car. However the size of the site is unlikely to deliver any new services.
To improve efficiency of land use	0	0	-	This site is greenfield and is partially located in a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	0	+	This site is predominantly located inside a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural or heritage assets present on site. Although the site falls within the setting of the Kent Downs AONB, it is small scale and any impact is likely to be minimal. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides limited potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	0	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	0	0	+	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it unlikely overburden existing facilities.			

SLAA Site: 312 West of Wrotham Road, Borough Green (part of 408)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, but may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. This site offers a range of travel choices due to its proximity to Borough Green & Wrotham station, therefore offering alternatives to the private car. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located in a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently used for a mixture of food or non-food crops and paddocks.
To protect and improve air quality	0	?	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is predominantly located inside a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural or heritage assets present on site. However, the site falls within the setting of the Kent Downs AONB and regard should be had to the potential impact on both the setting of the AONB and the adjacent listed building. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There is potential to impact on the setting of the Kent Downs AONB.			

SLAA Site: 316 Off Drylands Road, Borough Green				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	The majority of the site is located in an area at low risk of flooding with some surface water flooding. Development should avoid those areas at high risk of flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within or adjacent to an AQMA. Development on this site and on this scale has the potential to significantly increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is partially located within a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are no natural or heritage assets present on site. However the site is adjacent to large areas of ancient woodland and the Bourne Valley Woods Local Wildlife Site. The site falls outside the Kent Downs AONB, but within its setting. Regard should be had to the potential impact on the setting As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are no significant constraints on site but regard should be had to adjacent natural assets and the setting of the AONB. The scale of the site could place significant pressure on existing services without providing any new facilities.			

SLAA Site: 317 Bells Wood Yard, Kings Hill				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the urban area of Kings Hill and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously development land and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is partially Grade 2 agricultural land, and partially not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located outside of a Biodiversity Opportunity Area, however a significant part of the site is ancient woodland. Any development should avoid these areas. The site is located away from AONBs and their setting. There are no heritage assets present. Development in this location could protect and enhance natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Kings Hill will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a highly sustainable location on the edge of the urban area, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. Any development should avoid the area of Ancient Woodland. The scale of the site would enable a range of open space, and affordable housing			

to be provided to meet a range of local plan and sustainability appraisal objectives but could place pressure on existing services. The Highways Authority has raised concerns regarding the width and alignment of the A228 Kent Street as well as local highway safety concerns about the Kent Street crossroads junction.

SLAA Site: 325 West of Fatherwell Avenue, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is Grade 1 agricultural land and part

				of it is Grade 3 both of which are in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	0	0	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has identified significant highway and access constraints which would likely restrict potential development yields considerably.			

SLAA Site: 326 North of Offham Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. Part of the site is Grade 1 agricultural land and part of it is Grade 3 both of which are in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways			

	Authority has identified significant highway and access constraints which would likely restrict potential development yields considerably.
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SLAA Site: 327 West of West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a significant number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	-	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	-	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is Grade 1 agricultural land and part

				of it is Grade 3 both of which are in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority have identified significant highway and access constraints which would likely restrict potential development yields considerably.			

SLAA Site: 333, Plaxtol Allotments				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	The Local Plan seeks to meet the Objectively Assessed Need for housing in the Borough. This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	The site is located in an area at low risk of flooding with no surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. A portion of the site is currently publicly accessible open space, being allotments. Development should seek to avoid this area. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to the village of Plaxtol and has access to existing services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.

To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	-	-	-	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage asset present on-site. It is wholly located in the Kent Downs AONB. As such development in this location has the potential to impact on a protected landscape. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Plaxtol will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. It has access to existing services. The site falls wholly within the Kent Downs AONB, therefore there is potential to impact on a protected landscape.			

SLAA Site: 334, South of Vauxhall Garden, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the urban area of Tonbridge and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be

				explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	?	?	Development on this site has the potential to increase vehicle flows through the AQMA in Tonbridge High Street however vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. It is adjacent to several Listed Buildings. The site is located away from the AONBs and their setting. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Tonbridge will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre allows for access to a range of existing employment opportunities.
Summary	This site is in a highly sustainable location. This site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. Regard should be had to the potential impact on the adjacent heritage assets.			

SLAA Site: 346 North of Barchester Way				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Tonbridge urban area and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is also Grade 2 agricultural land, currently in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	Although this site is located in a sustainable location, adjacent to the Tonbridge urban area, it is some distance from the town centre services and facilities. This site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities including primary education, particularly in the long term.			

SLAA Site: 353, West of The Orpines, Wateringbury				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units over the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to Wateringbury village and as such has access to a range of services and facilities. The size of the site is unlikely to deliver any new services or but could place pressure on existing facilities.
To improve efficiency of land use	0	--	--	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is wholly Grade 1 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Watlington AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	The site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Watlington will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The whole site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has raised concerns regarding congestion and air quality around the junction of the A26 / B2015.			

SLAA Site: 358 North of Kings Hill				
SLAA Proposed Use: Residential/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units over the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	+	+	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. New open space and health facilities may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the Kings Hill Urban area. As such it has good access to services and facilities. The scale of this site could deliver new primary and secondary education facilities in the medium to long term to serve the new and existing community. New cycle routes and bus services could also be delivered in the medium to long term.
To improve efficiency of land use	-	-	-	This site is greenfield and the majority of the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land, which is currently in use for food or non-food crops, including orchards. There is some Grade 1 agricultural land in the north west of the site. Development should avoid this area.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	Parts of the site fall within a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There is a parcel of ancient woodland on site and the site falls partially within the New Barns and Broadwater Farm Conservation Area. Development should avoid these areas. It is also adjacent to the West Malling and the Mill Street East Malling Conservation Areas, as well as further parcels of ancient woodland. Regard should be had to these assets and their setting. Large areas of the site are not subject to such constraints, and development could be directed towards these areas in order to protect these assets. The site is located outside the AONBs and their setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to Kings Hill will promote access to a range of services and facilities in the local area, and further afield to the Medway Gap Urban area. Although the site has been promoted for predominantly residential uses, some employment uses are also proposed thereby potentially providing new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Part of this site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 366 North of Hadlow Park				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site could enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 372, Banky Meadow, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, but it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is in close proximity to West Malling village and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or but may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently in use as paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. However the site is located wholly within the West Malling Conservation Area. There is therefore potential to negatively impact on a heritage asset.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to West Malling village will promote access to a range of services and facilities. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives without placing significant burden on existing services. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent			

coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.

SLAA Site: 378, Appledene Farm, Norman Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	+	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and or put pressure on existing facilities,
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. The site is wholly Grade 1 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 does not propose to amend the Green Belt boundary in this location. The site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has raised concerns that due to the limited width of Norman Road, development could not easily accommodated on this site.			

SLAA Site: 381 Bunyards Farm, Allington				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This large site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	The site is close to Barming Station. However access to the station is across third party land. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of Maidstone, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.

To improve efficiency of land use	0	-	-	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the A20 and Maidstone AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site could enable a range of open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. However is unlikely to deliver any new services and may, at this scale, place significant pressure on existing facilities particularly in the long term.			

SLAA Site: 384, The Paddock, Common Road, Ightham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is remote from any settlement and as such has limited access to services and facilities. The size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located predominantly within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located outside of the Kent Downs AONB, but falls within its setting. However the extensive mature tree cover along the site boundaries provide screening therefore limiting the sites impact on the setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Ightham Common will promote access to a limited range of services and facilities. The site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a relatively unsustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There is potential for the site to impact on the setting of the Kent Downs AONB.			

SLAA Site: 385, Depot, Upper Haysden Lane, Tonbridge				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is adjacent to the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	?	?	?	This site is previously developed land that is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, however it is currently in use as a depot, as well as providing access to the adjacent education facilities.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is not located within a Biodiversity Opportunity Area but has no other natural or heritage assets present on site. The site is located away from the High Weald AONB but falls

				within its setting. However the elevated section of the A21, to the south of the site, provides screening therefore limiting the sites impact on the setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The location of this site adjacent to the Tonbridge urban area will promote access to a range of services and facilities in the local area. The site is already used for employment, has been promoted for a continuation of employment uses. Therefore there is potential to help maintain a vibrant economy.
Summary	The site is in a sustainable location, within the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity.			

SLAA Site: 389 North of M20 Junction 5, Coldharbour Lane				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding with no surface water flooding, and is therefore suitable for employment uses. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is in close proximity to the Aylesford Forstal urban area and is adjacent to junction 5 of the M20, enabling good access to services and facilities.
To improve efficiency of land use	-	-	-	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land currently used for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMA, however development on this site has the potential to increase vehicle flows through the M20 AQMA. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is adjacent to a Biodiversity Opportunity Area, therefore there is potential to enhance existing habitat networks. There is a parcel of Ancient Woodland in the west of the site, and any development should be located outside of this area. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to the Aylesford Forstal urban area and the M20 will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, and would provide an extension to an existing employment area, it is likely to provide new employment opportunities to help maintain a vibrant economy.
Summary	The site is in a highly sustainable location with good access to services. Any development should avoid the area of Ancient woodland.			

SLAA Site: 390 Winterfield House, Larkfield				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This small site has the potential to deliver residential units in the medium term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding and there is no surface water flooding on site. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	0	0	0	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure. The scale of this site means that it unlikely to place pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	0	++	++	This site is previously developed land and is predominantly located outside of a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within any AQMA. However development on this site has the potential to increase vehicle

				flows through the A20 AQMA, however due to the scale of the site, any impacts are likely to be negligible and vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site means it is unlikely to overburden existing facilities. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 391, East of Aylesford Priory				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would not expected to include on-site SUDS.
To improve the health and care of the population	0	+	+	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located between the Medway Gap urban area and Aylesford village, although not adjacent to their confines, it has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. The majority of the site is Grade 2 agricultural land, however the eastern extent is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area and has no natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. However the site is located wholly within the Aylesford Conservation Area. There is therefore potential to negatively impact on a heritage asset.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the Medway Gap urban area will promote access to a range of services and facilities. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location with good access to services. The scale of the site means it is unlikely to overburden existing facilities. There is potential to impact on a heritage asset.			

SLAA Site: 392 Barming Depot				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the Medway Gap urban area and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities in the long term.
To improve efficiency of land use	0	+	+	This site is previously developed land. It is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 2 agricultural land, however it is currently used for warehousing.
To protect and improve air quality	0	?	-	The site is not located within any AQMA. Development on this site has the potential to increase vehicle flows through the A20 AQMA which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	-	-	The proximity of this site to the Medway Gap and Maidstone will promote access to a wide range of services and facilities in the local area and support the local economy. However the site is currently used as employment land, so redevelopment

				to residential would result in a loss of employment opportunities in the area.
Summary	This site is in a highly sustainable location with good access to services. Development of this previously developed site makes efficient use of land. Residential development would result in a loss of employment land.			

SLAA Site: 393 Manor Farm, Upper Haysden Lane				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	++	This site has the potential to deliver a substantial number of residential units in the long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	The majority of this site is located in an area at low risk of flooding. Development should be located away from areas at high risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	0	?	This site offers a range of travel choices due to its proximity to Tonbridge Station. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	0	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	0	?	This site is adjacent to the Tonbridge urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities.
To improve efficiency of land use	0	0	-	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is also Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the Tonbridge High Street AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	0	+	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the High Weald AONB but falls within its setting. The elevated section of the A21, to the south of the site, provides some screening, therefore limiting the sites impact on the setting. However regard should be had to the views south towards the Bidborough Ridge. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	0	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	0	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. The scale of the site would enable a range of open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 396 Rear of London Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Undeliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 3 agricultural land,

				currently not in use for food or non-food crops. There is a small area of Grade 1 agricultural land to the west of the site, and any development should be located outside of this area.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability			

appraisal objectives without placing significant burden on existing services. Since the publication of the SLAA Call for Sites exercise, the availability of the site has been confirmed, thereby making the site Suitable and Deliverable.

SLAA Site: 403, Sportsman's Farm, Teston Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is close to the Kings Hill Urban area. As such it has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 2 agricultural land, which is currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	The site falls outside a Biodiversity Opportunity Area. There are no other natural or heritage assets on-site. The site is located outside the AONBs and their setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Kings Hill will promote access to a range of services and facilities in the local area. Although the site has been promoted for predominantly residential uses, some employment uses are also proposed thereby potentially providing new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 408 North of Borough Green and Platt (duplicate of 416, 312, 311, 283)				
SLAA Proposed Use: Residential/ Employment/ Potential Other Use Area				
SLAA Assessment outcome: Suitable but Undeliverable				
	Assessment			
SA Objectives	Short	Medium	Long	Comments
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units over the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Council's Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is predominantly located in an area at low risk of flooding, however there is an area at high risk of flooding to the west of the site. Any development should avoid this. There is some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	+	++	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. New open space and health facilities may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is adjacent to the Rural Service Centre of Borough Green. As such it has good access to services and facilities. The scale of this site could deliver new primary education facilities in the medium to long term to serve the new and existing community. New cycle routes and bus services could also be delivered in the medium to long term.

To improve efficiency of land use	?	?	?	This site is a mixture of greenfield and previously developed land. Parts of the site fall within Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is entirely Grade 3 agricultural land, some of which is in use for food or non-food crops, some is currently used for active quarrying, and some is restored former quarries.
To protect and improve air quality	?	?	?	The site is not located within an AQMA. However development on this site, and at this scale, has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles. In addition, the provision of a new road linking the A25 to the A227 and the A20 would bifurcate traffic flows, and help reduce flow of traffic through the AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	-	-	-	The majority of the site falls within a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are some small parcels of Ancient Woodland in the eastern half of the site. Any development should avoid these areas. There are no heritage assets present on-site. Part of the site falls within the Kent Downs AONB, and significant areas of the site fall within its setting, and as such development in this location has the potential to impact on a protected landscape. Large areas of the site are not subject to such constraints, and development

				could be directed towards these areas in order to protect these assets, whilst having regard to the setting of the AONB. The scale of the site provides significant potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. Although the site has been promoted for predominantly residential uses, some employment uses are also proposed thereby potentially providing new employment opportunities.
Summary	This site is located in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposed to amend the Green Belt boundary in this location. It has good access to services. The scale of the site could enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan, including providing a mechanism to help alleviate air quality issues in the vicinity, and sustainability appraisal objectives over the plan period. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Regards should be had to the Kent Downs AONB and its setting. Since the publication of the SLAA Call for Sites exercise, the availability of the site has been confirmed, thereby making the site Suitable and Deliverable.			

SLAA Site: 410 East of Hermitage Lane				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	+	?	?	The site is close to Barming Station, thereby promoting alternative to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is adjacent to the settlement confines of Maidstone, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to

				extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the A20 and Maidstone AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site could enable a range of open space, and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives. However this may place significant pressure on existing facilities and the highway network with potential impacts on existing AQMAs, particularly in the long term. The Highways Authority have raised concerns regarding potential impacts on the already congested junctions of the A20 London Road / B2246 Hermitage Lane to the north, and the A26 Tonbridge Road / B2246 Hermitage Lane junction to the south.			

SLAA Site: 417 Coblands Nursery, Trench Road, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is predominantly located in an area at low risk of flooding, with only a small section in the south in an area at high risk. Any development should be located outside of this. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of Tonbridge, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	+	+	This site is previously developed land. A small part of the south of the site is located within a Minerals Safeguarding

				Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Half of the site is not classified as agricultural land, and half is classified as Grade 3, all of which is currently in use as a commercial nursery.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. It is adjacent to ancient woodland along part of the eastern boundary. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this			

vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. It has good access to services. It is previously developed land, which makes efficient use of land. The scale of the site could enable a range of open space, and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives.

SLAA Site: 419 North of RBLI Warehouse, Aylesford				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is adjacent to the Medway Gap urban area with good access to services and facilities in the local area, and further afield into Maidstone.
To improve efficiency of land use	-	-	-	This is a greenfield site that is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMAs. However it has potential to increase vehicle flows through the London Road/Hermitage Lane AQMA to the south which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site the Medway Gap urban area will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location with good access to services.			

SLAA Site: 422 Tonbridge and Little Trench Farm				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site (comprising one large site, and smaller parcel of land to the north) has the potential to deliver a substantial number of residential units in the medium and long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	Parts of the site are located in area at high risk of flooding. Any development should be located outside of these areas. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The majority of the site is currently publicly accessible open space. Development should seek to avoid these areas. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of Tonbridge, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing

				facilities, particularly in the long term. Loss of the existing allotments on site should be avoided.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. Part of the site is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Half of the site is not classified as agricultural land, and half is classified as Grade 3, all of which is currently in use as publicly accessible open space.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area.

				However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. It has good access to services. The majority of the site is publicly accessible open space, and development should avoid these areas.			

SLAA Site: 423 Frogbridge Wood, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is predominantly located in an area at low risk of flooding. Development should avoid those areas at high risk of flooding along the southern site boundary. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Tonbridge urban area and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located inside a Minerals Safeguarding Area. Opportunities should be explored to

				extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is not classified as agricultural land, and part is Grade 3. Part of the site is currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located adjacent to a Biodiversity Opportunity Area, therefore there is potential to enhance existing habitat networks. There are significant parcels of ancient woodland on-site. Any development should be located outside of these areas. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area. However the site has been

				promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	<p>Although this site is located in a sustainable location, adjacent to the Tonbridge urban area, it is some distance from the town centre services and facilities. The site also falls in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities including primary education, particularly in the long term. Locating any development outside of the Ancient Woodland would isolate any future development from the existing settlement confines.</p>			

SLAA Site: 427 Church Lane, East Peckham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units within the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	?	?	?	The southern part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to the village of Hale Street and close to the Rural Service Centre of East Peckham, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Hale Street and East Peckham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. It has good access to services. The scale of the site means it is unlikely to overburden existing facilities. Development should avoid those areas at high risk of flooding.			

SLAA Site: 435 Dog Kennel Wood, Aylesford				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding on site. SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	?	?	?	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The site is publicly accessible open space. Any development would result in a loss of this asset. The provision of new open spaces may not be fully accessible or operational during the early phase of development.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities in the medium and long ter.
To improve efficiency of land use	-	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be

				explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the A20/Hermitage Lane AQMA and the Maidstone Town Centre AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site, although it is adjacent to Ancient Woodland. The site is located away from the Kent Downs AONB and its setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives. The site has potential to impact on two AQMAs. Any development would result in a loss of Publicly Accessible Open Space.			

SLAA Site: 447 Latter's Farm, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to the Urban Area of Tonbridge (Hilden Park) and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	?	?	?	This site is a mix of greenfield and previously developed land. It is broadly located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take

				place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently used for paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Tonbridge, will promote access to a wide range of services and facilities in the local area and support the local economy. The site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself.
Summary	This site is a sustainable location on the edge of the urban area, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

Appendix 7: SA of policies

Policy LP1: Presumption in Favour of Sustainable Development				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				

Summary

This policy is an overarching statement that there will be a presumption in favour of sustainable development in respect of all planning proposals and policies, and reflects the Planning Inspectorate's model sustainable development policy. It is not site specific and is aimed at achieving sustainable development. This policy should have significant positive effects on all objectives.

Policy LP2: Strategic Objectives				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	The Plan objectives have been appraised in Section 4.2 of the SA Report.			

Policy LP3: Housing Provision				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	++	++	The inclusion of sites at a range of scales enables a supply of housing to meet identified needs over the whole plan period, with the larger strategic sites likely to be developed in the medium to long term. Other policies in the plan set out requirements in order to meet a range of housing needs.
To reduce and manage the risk of flooding	0	0	0	The sites proposed avoid areas at high risk of flooding (Flood Zone 3a plus 35% flows climate change allowance). There is some surface water flooding on some sites, however other policies in the plan require SUDs to be provided as part of major development to mitigate this.
To improve the health and care of the population	?	?	+	New housing developments would be served by a range of new and existing publicly accessible open spaces, promoting healthy lifestyles. New health care provision is included in the policies for the strategic sites, but these developments are programmed for later in the plan period. The close proximity of sites in the development strategy to existing settlements should promote walking and cycling to access facilities.
To reduce crime and the fear of crime	0	0	0	This policy does not directly reference crime. However other policies in the plan seek to address this.
To improve accessibility for everyone to services and facilities	+	++	++	By locating a significant portion of development adjacent to the urban areas and Rural Service Centres, this maximises access to existing services and facilities. Other policies in the plan address the provision of new facilities to support large scale new developments.
To improve efficiency of land use	-	-	-	The development strategy seeks to maximise the use of brownfield land, however this is insufficient to meet our identified need. Therefore greenfield sites have had to be included. The strategy avoid areas of Grade 1 agricultural

				land, however areas of Grade 2 and Grade 3 have been included.
To protect and improve air quality	0	0	0	The development strategy avoids locating development within existing Air Quality Management Areas, however there is potential to increase traffic flows through them. Other policies in the plan are in place to mitigate this as far as possible. Locating development in accessible locations provides opportunities for transport by non-vehicular modes, therefore reducing the potential for air pollution.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	The development strategy proposed avoid areas at high risk of flooding (Flood Zone 3a plus 35% flows climate change allowance).
To protect and enhance natural and heritage assets	0	0	0	The development strategy has avoided sites designated for their nature conservation value. The strategic site at Borough Green does include some land within the Kent Downs AONB. This site, as well as Bushey Wood and South-west Tonbridge, fall within the setting of AONBs. However other policies in the plan seek to mitigate impacts on protected landscapes, and designated sites (both natural and heritage).
To reduce waste and achieve sustainable waste management	0	0	0	This policy does not directly make reference to waste. However policies in the Kent Waste and Minerals Local Plan will apply to mitigate any impacts.
To maintain and improve water quality and to use water more efficiently	0	0	0	The development strategy is likely to increase the demand for water, but other policies in the plan are in place to mitigate this as far as possible.
To achieve and maintain a vibrant economy	+	+	+	The development strategy for housing supports that for the economy by providing sufficient housing to meet the needs of the workforce and in locations which are accessible to employment opportunities.
Summary	This policy has a broadly positive effect on all social objectives. The identification of strategic scale sites, provides the opportunity to create sustainable communities from the outset along with the infrastructure necessary to support them. This will be developed further through the			

	<p>master planning process as required by policies LP27-31. There is some potential for negative impacts on the natural environment in some of these locations, but these are addressed by the mitigation requirements in the accompanying policy. The smaller sites also have the ability to contribute positively to a wide range of objectives, particularly ensuring a delivery of housing in the short to medium term, and any negative impacts will be managed through other topic based policies in the plan.</p>
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Policy LP4: Economic Provision				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To improve efficiency of land use	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To protect and improve air quality	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	The policy should have a positive impact against this objective as the identification of additional employment within the Local Plan, should support the economy by providing new business opportunities in the borough.

Summary

This is an overarching policy and would be expected to have significant positive effects against the economic objectives. However as the policy is not site specific the extent of these effects are dependent on the application of other Local Plan policies and the identification of sites for allocation.

Policy LP5: Settlement Hierarchy				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy contributes to the increasing the supply of housing in the Borough throughout the plan period.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	Directing development to existing settlements will facilitate access to a range of existing services rather than locating development in isolated locations.
To improve efficiency of land use	+	+	+	Prioritising development within existing settlement confines will reduce the pressure for development of high quality agricultural land and maximise the use of previously developed land. However the policy does allow for development in the countryside, which could have a negative impact. But the policy contains a list of criteria to manage impacts. Therefore the overall impact is likely to be positive.
To protect and improve air quality	?	?	?	Directing development to existing settlements, with existing public transport networks, offers alternatives to travelling by private car. However in these locations may also increase the flow of vehicles through existing AQMAs. However other policies in the plan seek to address this.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship.

To protect and enhance natural and heritage assets	++	++	++	This policy seeks to locate development within existing settlements where natural assets are largely avoided. Furthermore the policy specifically requires that development outside of the settlement confines should meet the requirements of other policies in the plan which seek to manage any impacts on the natural and heritage assets.
To reduce waste and achieve sustainable waste management	0	0	0	
To maintain and improve water quality and to use water more efficiently	0	0	0	
To achieve and maintain a vibrant economy	++	++	++	This policy supports the delivery of additional development within existing settlements which will contribute to their vitality. It also provides some support to additional development in rural areas in certain circumstances, where this supports rural businesses.
Summary	This policy should have significantly positive effects on a number of objectives. Directing development to existing settlements, before rural areas, has a positive effect in reducing the need to travel and ensure that development is delivered in sustainable locations with good access to existing facilities. Mitigation measures are included within this policy to minimise impacts on the rural areas. Other policies within the plan provide mitigation for impacts within settlement confines.			

Policy LP6: Rural Exception Sites				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy relates to the provision of affordable housing in rural areas, and where provided, it seeks it to remain affordable in perpetuity. Therefore maintaining the unit as affordable in the long term.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	This policy specifically relates to rural areas, therefore in locations which are unlikely to have access to a wide range of services and facilities. Therefore there is potential for a negative impact against this objective. However such developments are like to be small scale, therefore having a minimal impact. On balance it is felt that this policy will have no significant impact.
To improve efficiency of land use	0	0	0	As this policy relates to land outside of settlements, there is potential that such development may be on greenfield sites or on areas of high quality agricultural land. However such developments are likely to be small scale, therefore having a minimal impact. On balance it is felt that this policy will have no significant impact.
To protect and improve air quality	0	0	0	This policy specifically relates to rural areas, therefore in locations which are unlikely to have access to a wide range of public transport. Therefore there is potential for a negative impact against this objective due to the reliance on private cars. However such developments are like to be small scale,

				therefore having a minimal impact. On balance it is felt that this policy will have no significant impact.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	There is potential for developments outside of settlement confines to impact on natural and heritage assets Other policies in the plan will manage impacts.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	+	+	+	Small scale residential developments outside of settlement confines, may help support the local economy in these locations as more people are likely to access the services within the villages.
Summary	This policy is likely to deliver small scale but significant social benefits to rural communities.			

Policy LP7: Tonbridge Town				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	The policy allows for some change of use or conversion of upper floors to residential uses, so potentially adding to the supply of both market and affordable housing.
To reduce and manage the risk of flooding	0	0	0	No relationship.
To improve the health and care of the population	0	0	0	No relationship.
To reduce crime and the fear of crime	0	0	0	No relationship.
To improve accessibility for everyone to services and facilities	++	++	++	By identifying a range of town centre uses, this policy seeks to deliver new services and facilities in highly sustainable location, which is served by variety of modes of transport.
To improve efficiency of land use	+	+	+	The policy relates to the intensification of land uses within the urban area, therefore reducing the pressure on greenfield sites.
To protect and improve air quality	?	?	?	This policy promotes development in an area that could result in increases in vehicle movements through an existing AQMA. However the policy includes reference to unacceptable impacts on air quality as a way of managing this. Therefore the impact is uncertain.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship.
To protect and enhance natural and heritage assets	0	0	0	No relationship.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship.

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	++	++	++	This policy will have a significantly positive impact on vitality of the Tonbridge Town Centre, and also could deliver employment opportunities.
Summary	This policy should have a significant positive effect on economic objectives as well as access to services and delivery of housing in sustainable locations.			

Policy LP8: Retail Development				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	A strong retail offer in sustainable locations, accessible by public transport, will facilitate good access to services and facilities.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	A number of existing AQMAs are located in close proximity to retail areas, and an increase in traffic flows may impact on air quality. However the policy includes mitigation to address this. Therefore there is not anticipated to be an impact.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	This policy will have a significant positive impact on the economy.

Summary

This policy has a positive impact on the economic and access objectives, and helps to enhance the role of Tonbridge Town Centre whilst allowing development in other location to support a range of communities across the borough.

Policy LP9: Safeguarding of Community Services and Transport				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy resists the loss of community services, this could include health and social care facilities. If reprovided elsewhere, the facilities must be or equivalent or better, therefore potentially resulting in an enhancement of services, although in an alternative location.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	By resisting the loss of community services and transport, thereby protecting existing services and access to facilities. The policy requires replacement services and facilities be in an equally accessible location.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy supports some of the social objectives to ensure there is access to a range of services and facilities to meet people's needs.			

Policy LP10: Infrastructure Requirements				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy has a positive impact on this objective by requiring all development to provide additional infrastructure, thereby increasing the range of facilities available, including health care provision.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy has a positive impact on this objective by requiring all development to provide additional infrastructure, thereby increasing the range of services and facilities available.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	This policy may have a positive impact on this objective by requiring all development to provide additional infrastructure, including open space. Additional green spaces can provide new facilities to support recreation activities, and potentially reduce recreational pressure on more sensitive designated natural assets.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This is an overarching policy that sets out how new development will be expected to provide infrastructure in order to support the needs generated by that development. It is expected to have positive impacts on a number of social and environmental objectives over the plan period.			

Policy LP11: Designated Areas				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	+	+	+	This policy seeks to avoid areas at high risk of flooding for more vulnerable uses such as residential. However employment uses may be considered.
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	++	++	++	This policy seeks to protection of natural and heritage assets thus contribution significantly to this objective.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy seeks the protection of designated areas. Therefore a significant positive impact on the environmental objectives is expected. In some instances, in line with the NPPF, some			

	level of impact may be acceptable to some designated areas if this is outweighed by other benefits. In these instances, mitigation in line with national policy would be pursued.
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Policy LP 12: Areas of Outstanding Natural Beauty				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This policy provides the opportunity to contribute to the supply of housing in the borough to support rural communities.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	++	++	++	This policy contributes significantly to this objective. It acknowledges the status of the AONBs, and seeks to manage development impacts on the AONBs and their setting.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	+	+	+	This policy provides the opportunity to contribute to the supply of employment land in the borough, and can help support rural businesses.
Summary	This policy should have positive impacts across a range of environmental, social and economic objectives relevant to the protected landscapes and their setting. Where			

	development is acceptable, the policy sets out mitigation measures to manage impacts in line with the Management Plans.
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Policy LP13: Local Natural Environment Designations				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	The protection and possible enhancement of publicly accessible open space and allotments should ensure that these facilities continue to be accessible to the population.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	Seeking the strengthening of the Green Infrastructure and Ecological Network should help facilitate species migration in response to a changing climate. Therefore this policy has a positive impact against this objective.
To protect and enhance natural and heritage assets	++	++	++	This policy has a significant positive impact by requiring the protection, and where possible enhancement, of the boroughs biodiversity, geological and amenity assets.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary

This policy aims to protect local sites of biodiversity, geological and amenity value, and seek to strengthen the Green Infrastructure and Ecological Networks of the borough where possible. This will have significant positive environmental impacts through the protection local natural assets.

Policy LP14: Achieving High Quality Sustainable Design				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	The policy should have a positive impact against this object as it seeks to maximise opportunities for health active lifestyles.
To reduce crime and the fear of crime	+	+	+	The policy should have a positive impact against this object as it seeks to deter crime and reduce the fear of crime.
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	High quality design, including the protection of local distinctiveness, settlement pattern, historical interest and landscape character should have a positive impact on this objective. Although opportunities for achieving net biodiversity gains should also have a positive impact, the policy only requires this where it is practicable and proportionate, therefore the scale of any impact may be limited.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy aims to protect local distinctiveness through promoting high quality design and provides clear criteria against which proposals will be assessed. Positive impacts can be expected against environmental and social objectives. However some positive impacts may be limited as aspects of the policy are only applied where practicable and proportionate.			

Policy LP 15: Residential Extensions				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	This policy supports this objective by requiring extensions to avoid an adverse impact on the character of the building or the street scene.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy sets out the requirements that must be met to ensure that an extension is acceptable. Effects are unlikely to be significant, but with positive impacts in respect of the			

	built environment as the policy seeks to ensure that extensions are sympathetic to the character and street scene.
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Policy LP 16: Shopfront Design				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	1. This policy supports this objective by requiring shopfronts to respect the character of the individual building and wider area.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary

Effects are unlikely to be significant, but with positive impacts in respect of the built environment (including heritage assets) as the policy seeks to ensure that shopfronts are sympathetic to the character of the individual building and wider area.

Policy LP 17: Flood Risk				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	++	++	++	This policy seeks to avoid areas at high risk of flooding for more vulnerable uses such as residential. However employment uses may be still considered in line with the NPPF.
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy has a positive impact as it looks to protect people and property from flooding.			

Policy LP 18: Sustainable Drainage Systems (SuDS)				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	++	++	++	This policy has a significant positive impact against this objective as it seeks SuDS for all major development to manage surface water flooding, thereby reducing the risk of flooding to properties
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy has a positive impact against this objective as it seeks to manage surface water flooding in response to an increased likelihood of more intensive rainfall.
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy has a positive impact as it looks to protect people and property from flooding.			

Policy LP 19: Habitat Protection and Creation				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	Creation of new areas of Green Infrastructure can have a positive impact on the objective by increasing opportunities for outdoor recreation.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	Enhancing the existing ecological network should allow greater connectivity between habitats, therefore helping to facilitate species migration in response to a changing climate.
To protect and enhance natural and heritage assets	++	++	++	This policy seeks opportunities for habitat creation to enhance the existing ecological network.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary

This policy should have significant positive impacts on biodiversity. Providing opportunities for the delivery of new Green Infrastructure to support the Biodiversity Opportunity Areas can help to provide habitats and enhance habitat connectivity to help species respond to a changing climate. Green infrastructure can also have a positive impact on health and well-being by providing areas for outdoor recreation.

Policy LP 20: Air Quality				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	?	?	?	There is some potential to impact on this objective. However the nature of any impact will depend on the location of the proposed development and the proximity of local people and any mitigation measure proposed. Therefore the impact is uncertain.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	+	+	+	This policy should have a positive impact against this objective.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	There is some potential to impact on this objective. However the nature of any impact will depend on the location of the proposed development and the sensitivity and proximity of any natural assets and any mitigation measure proposed. Therefore the impact is uncertain.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy does not seek improvements in air quality, instead it aims to ensure that proposals for development do not significantly worsen air quality, either individually or cumulatively. Air quality is an issue in certain parts of the borough and taking measures to avoid worsening the situation this could have some positive effects by helping to manage pollution levels, but it is unlikely to have significant positive impacts against environmental objectives. The council accepts that any growth is likely to result in an increase in vehicle numbers, which in turn could impact on pollutant levels. Other policies within the plan provide ways of helping to mitigate any impacts. There could also be secondary positive effects on health and biodiversity although the nature of these impacts is uncertain.			

Policy LP 21: Noise Quality				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy seeks to manage the impact of noise to an acceptable level in line with British Standards. This should have appositve impact on the health and well-being of local residents.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have a positive impact on health and well-being.			

Policy LP 22: Contamination				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy seeks to investigate, assess and address contamination which would in turn could impact positively on people's health by reducing levels of risk.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	This policy seeks to investigate, assess and address contamination which would in turn could impact positively on the natural environment by reducing potential levels of pollution.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	+	+	+	This policy seeks to investigate, assess and address contamination which would in turn could have a positive impact on water quality by reducing potential risks of water pollution.
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary

The policy seeks to ensure that appropriate investigation and assessment is undertaken in relation to proposals for development, and remediation measures taken to address and concerns. This policy has the potential for positive environmental and health impacts through addressing areas of contaminated land.

Policy LP 23: Sustainable Transport				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	++	++	++	This policy is likely to have a significant positive impact on this objective as it promotes alternatives modes of transport to the private car, which may have a positive impact on air quality as well as supporting walking and cycling routes.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	++	++	++	Promotion of public transport, as well as walking and cycling, increase access to services and facilities to those without access to or the ability to use private vehicles.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	+	+	+	Promotion of alternatives modes of transport is likely to reduce the dependence on private vehicles, which may result in some reduction in air pollution. Therefore there is potential for a positive impact against this objective.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	The policy makes reference to users of low and ultra-low emission vehicles which is likely to have a positive impact on this objective.
To protect and enhance natural and heritage assets	+	+	+	A positive impact is likely against this objective as a reduction in dependence on car travel could result in air quality improvements which could be beneficial to natural assets in close proximity to the highway network.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy aims to maximise opportunities for sustainable transport modes associated with new developments. It is likely to have significant positive impacts on a range of environmental and social objectives including health, accessibility and air quality. It is also likely to have secondary positive impacts on the natural assets.			

Policy LP 24: Minerals and Waste				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	+	+	+	This policy is likely to have some positive impact against this objective as the Kent Minerals and Waste Local Plan seeks to manage the extraction and safeguarding of minerals in the area.
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	+	+	+	This policy is likely to have some positive impact against this objective as the Kent Minerals and Waste Local Plan seeks to increase amounts of waste being re-used, recycled or recovered and promotes the movement of waste up the waste hierarchy
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is an overarching statement that development will need to comply with the Kent Minerals and Waste Local Plan. It would be expected to have some positive impacts against land use and waste objectives.			

Policy LP 25: Housing Allocations - Overview				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy is likely to have a significant positive impact against this objective as it seeks to increase the supply of housing over the plan period across the settlement hierarchy.
To reduce and manage the risk of flooding	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To improve the health and care of the population	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To protect and improve air quality	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the

				impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
Summary	It is expected that this policy would have significant positive impacts against the housing objective by planning for enough new housing to meet our assessed need over the plan period. Limited environmental impacts are anticipated, as these allocations avoid areas of high environmental value and constraints such as areas a high risk of flooding. The precise nature of the impacts will depend on the application of other policies within the plan as well as providing ways of helping to mitigate any impacts. There is potential for some secondary positive impacts on the economy as there will be an increase in the population that could support local services and businesses.			

Policy LP 26: Housing Allocations – Policy Requirements				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	This policy is an overarching statement that development will need to comply with the requirements of other policies in the Local Plan. Therefore any impacts would be associated with, and have been assessed as part of, the individual policy assessments.			

Policy LP 27: Strategic Site - Bushey Wood, Eccles				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This policy has the potential to deliver a substantial number of residential units over the medium to long term, to reflect the anticipated phasing of the development. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	0	?	+	The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. However part of the site is currently publicly accessible open space, being allotments and playing fields. The policy seeks the re-provision of these assets through the masterplan process in order to ensure no loss of facilities. This policy is likely to have a positive impact on this objective in the long term, however no timeframes are set out for the re-provision of existing facilities, new open space or health facilities, and these may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	0	+	++	This site is adjacent to the settlement confines the village of Eccles and in close proximity to the Medway Gap Urban area. As such it has good access to services and facilities. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a

				positive impact on this objective in the long term, however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development. The policy also makes provision for a new link road connecting the site with New Court Road which will help to improve access to services in the wider area.
To improve efficiency of land use	0	?	?	The policy avoids locating development in minerals safeguarding areas and Grade 1 agricultural land. However development in this location will result in the development of greenfield land. Therefore there are both positive and negative impacts on this objective
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	0	+	+	No development is being proposed in areas designated for their natural or heritage assets. Therefore there should be no direct negative impact. However the site is located in close proximity to a range of assets including a SSSI, a Scheduled Ancient Monument and a Local Wildlife Site where secondary impacts may be experienced. In addition the site falls within the setting of the Kent Downs AONB. Other policies in the Local Plan seek to mitigate any impacts, and specific reference is included within this policy to manage any impact on the setting of the protected landscape. The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment. Therefore over all, there is potential to have a positive impact on this objective subject to mitigation.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	0	+	+	This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities, and the site is remote from the town centre. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in Eccles village and the Medway Gap Urban Area.
Summary	This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the medium to long term, however the timing of these will be dependent on the delivery of new facilities and infrastructure. Once operational, these new facilities can also serve to benefit to the existing population of Eccles. There is some potential for negative impacts, particularly in relation to natural and heritage assets. The area around this site is subject to a number of national and local designations for landscape, biodiversity and heritage. The policy includes specific mitigation measures to manage any impact on the AONB and its setting, and policies elsewhere in the Local Plan seek to manage other impacts of development on other assets.			

Policy LP 28: Strategic Site – South Aylesford				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy has the potential to deliver a substantial number of residential units over the plan period. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	?	+	++	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective in the medium to long term, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities in Tonbridge and Malling and Maidstone. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a positive impact on this objective in the medium to long term,

				however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development.
To improve efficiency of land use	?	?	?	The policy locates development away from areas of Grade 1 agricultural land which has a positive impact on this objective. However development in this location will result in the development of greenfield land and land within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	?	+	+	The site is not located within an AQMA, however it is adjacent to the London Road/Hermitage Lane AQMA. The policy includes highways proposals for a new link road to bifurcate traffic and reduce traffic flows through the AQMA helping to avoid a deterioration in air quality. The policy includes a timeframe by which the link road is required to be completed, providing some certainty as to the timing of the impacts. Until this infrastructure is in place, the precise impacts remain uncertain. Therefore the policy is likely to have a positive impact against this objective. Other policies in the Local Plan also seek to promote sustainable modes of transport.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	++	++	++	No development is being proposed in areas designated for their natural or heritage assets, and there are no designated assets in close proximity. The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment. Therefore over all, there is potential to have a positive impact on this objective.

To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	+	+	+	This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in the Medway Gap Urban Area and Maidstone.
Summary	This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these will be dependent on the delivery of new facilities and infrastructure. The policy includes specific proposals to manage traffic flows and improve air quality, which may have a positive secondary impact on health. Once operational, the new infrastructure and facilities can also serve to benefit the existing population.			

Policy LP 29: Strategic Site – Borough Green Gardens				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This policy has the potential to deliver a substantial number of residential units over the medium to long term, to reflect the anticipated phasing of the development. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	0	?	+	This site offers a range of travel choices due to its proximity to Borough Green Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	0	+	++	This site is adjacent to the settlement confines of Borough Green, Platt and Wrotham Heath, and as such has good access to services and facilities in the area. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a positive

				impact on this objective in the medium to long term, however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development.
To improve efficiency of land use	0	?	?	The policy is likely to have a positive impact against this objective as it locates development away from areas of Grade 1 agricultural land and proposes the development of current and past minerals operations. However some of the land is within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic mineral reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	0	?	+	The site is not located within an AQMA, but is in close proximity to one. The policy includes highways proposals for a new relief road to bifurcate traffic and reduce traffic flows through the AQMA helping to avoid a deterioration in air quality. The policy includes a timeframe by which the relief road is required to be completed, providing some certainty as to the timing of the impacts. However until this infrastructure is in place, the precise impacts remain uncertain. Therefore the policy is likely to have a positive impact against this objective in the long term. Other policies in the Local Plan also seek to promote sustainable modes of transport.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	?	?	?	The policy proposes to allocate land within the Kent Downs AONB which could have significant negative impacts. Residential or commercial development within the AONB will only be permitted where it can be demonstrated that it makes a critical contribution to the overall development. Other uses are considered appropriate, but the policy includes for

				<p>appropriate mitigation. Significant areas of land are also identified for development within the setting of the Kent Downs AONB and specific reference is included within this policy to manage any impacts on this. The scale of the development and the proximity to the AONB mean there remains some uncertainty as to the precise nature of any impact.</p> <p>The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment and other policies in the Local Plan seek to manage impacts on ancient woodland. Therefore this policy is likely to have some positive impacts in these areas.</p>
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	0	+	+	This policy is likely to have a positive impact on this objective as there are proposals for 2ha of new employment land, which could provide job opportunities. There is also some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in the local area.
Summary	<p>This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these impacts will be dependent on the delivery of new facilities and infrastructure. There remains some degree of uncertainty as to the nature of the impacts in relation to the AONB and its setting due to the scale and proximity of the site to the protected landscape. Other policies elsewhere in the Local Plan seek to manage other impacts of development on other assets. The policy includes specific proposals to manage traffic flows and improve air quality, which may have a positive secondary positive impact on health. Once operational, the new infrastructure and facilities can also serve to benefit to the existing population.</p>			

Policy LP 30: Strategic Site – Broadwater Farm, north of Kings Hill				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy has the potential to deliver a substantial number of residential units over the plan period. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	?	+	++	This site offers a range of travel choices due to its proximity to West Malling Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the settlement confines of the Kings Hill urban area and as such has good access to existing services and facilities in the area. The policy seeks healthcare, a new primary school and land for a new

				secondary school to support the development. Therefore this policy is likely to have a significant positive impact on this objective in the medium to long term, however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development. The provision of land for a secondary school is likely to have significant positive impacts against this objective for both the new and existing communities. The new link road should improve access to West Malling station.
To improve efficiency of land use	?	?	?	The policy locates development away from areas of Grade 1 agricultural land which has a positive impact on this objective. However development in this location will result in the development of greenfield land and land within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	?	+	++	The majority of the site is free from areas designated for their natural or heritage assets. There are some small parcels of ancient woodland on site and adjacent to it, and other policies in the Local Plan seek to manage any impacts on these. There are a number of heritage assets in close proximity, and the policy includes a requirement for sensitive design along the access road and northern edge of the development to mitigate impacts. However landscaped boundary treatments may take a while to mature, and therefore in the short term there may be some uncertainty as to the impact. The policy

				also seeks to maximise opportunities for biodiversity gains to enhance the natural environment. Therefore this policy is likely to have some positive impacts on this objective in the medium to long term.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	+	+	+	This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities, and the site is remote from the town centre. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in Kings Hill.
Summary	This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these will be dependent on the delivery of new facilities and infrastructure. The provision of land for a new secondary school will help meet the demand for secondary school places over a wide area. Once operational, these new facilities can also serve to benefit to the existing population. There is some potential for uncertain impacts in relation to heritage assets. However the policy seeks to mitigate the impact of the link road and northern boundary to the site.			

Policy LP 31: Strategic Site – South West Tonbridge				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy has the potential to deliver a substantial number of residential units over the plan period. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	?	+	++	This site offers a range of travel choices due to its relative proximity to Tonbridge Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the settlement confines of the Tonbridge and as such has good access to existing services and facilities in the area. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a significant positive impact on this objective in the medium to long term, however no timeframes

				are set out for the facilities, and these may not be fully operational in the early phase of development. The policy also includes a requirement for mitigation to the junction of Brook Street and Quarry Hill to improve access.
To improve efficiency of land use	?	?	?	The policy locates development away from areas of Grade 1 agricultural land and part of this site is land safeguarded in the current development plan for residential development beyond 2021. However development in this location will result in the development of greenfield land and some land within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	0	0	0	The site is not located within an AQMA, however it is in relatively close proximity to an AQMA in Tonbridge High Street. There is some potential to see an increase in vehicle flows through this, however other policies in the Local Plan seek to manage air quality. Therefore this policy is unlikely to have a direct impact on this objective.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	?	+	++	No development is being proposed in areas designated for their natural or heritage assets. However there are a number of heritage assets in close proximity, and the policy includes a requirement for sensitive design along western edge of the development to mitigate impacts. However landscaped boundary treatments may take a while to mature, and therefore in the short term there may be some uncertainty as to the impact. In addition the site falls within the setting of the High Weald AONB and specific reference is included within

				<p>this policy to manage any impact on the setting of the protected landscape.</p> <p>The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment.</p> <p>Therefore this policy is likely to have some positive impacts on this objective in the medium to long term.</p>
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	+	+	+	<p>This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities, and the site is remote from the town centre. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in Kings Hill.</p>
Summary	<p>This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these will be dependent on the delivery of new facilities and infrastructure. Once operational, these new facilities can also serve to benefit to the existing population. There is some potential for uncertain impacts in relation to heritage assets, however the policy includes mitigation to address these. The policy also includes specific mitigation measures to manage any impact on the AONB and its setting.</p>			

Policy LP 32: Safeguarded Land				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	This policy identifies locations for development beyond 2031. As a result, no impacts are anticipated within the plan period.			

Policy LP 33: Areas of Opportunity				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	This policy identifies locations for development beyond 2031. As a result, no impacts are anticipated within the plan period.			

Policy LP 34: Employment Sites and Land				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	The policy promotes the retention of existing employment areas across a range of settlements which contributes to the vibrant economy and is therefore likely to have a significant positive impact against this objective.
Summary	This policy should have significant positive economic impacts as it seeks to protect those employment sites key to the local economy. Identifying employment sites across a range of			

	settlements helps to ensure jobs are available in locations which are accessible to the local population via a variety of transport options, which can have secondary positive impacts on health and air pollution.
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Policy LP 35: Employment Land: Former Aylesford Newsprint Site				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	This policy is likely to have no impact on this objective, as although there are some areas of the site at high risk of flooding, employment is a less vulnerable use so is acceptable in such locations.
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy is likely to have a positive impact as the opening up of a second route should improve access to the employment opportunities on site.
To improve efficiency of land use	++	++	++	This policy should have a significant positive impact on this objective as it seeks to maximise the use of PDL through the intensification of uses on site.
To protect and improve air quality	?	+	+	This policy has the potential to deliver secondary positive benefits to air quality in the A20 corridor through the better management of traffic flows. However the impacts are dependent on the timing of the opening of the secondary access point.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship

To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	This policy is likely to have significant positive impacts on this objective as the policy seeks retain existing employment land and deliver new employment opportunities on site to support the local economy.
Summary	This policy will have significant positive impacts on the economic objectives, and on the efficient use of land due to the intensification of employment uses on site when compared to its former paper making plant operations. The policy seeks to ensure the better management of traffic flows within the A20 corridor by providing a second access route to the site. This also has the potential to deliver secondary positive impacts to air quality along the A20. However this proposal may not be fully operational in the early phase of development, so impacts remain uncertain in the short term.			

Policy LP 36: Employment Land Allocations				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To protect and improve air quality	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	This policy promotes the delivery of a range of new employment sites in which will help to sustain and add to the vibrancy of the local economy. Therefore it is likely to have a significant positive impact on this objective.
Summary	This policy should have positive impacts on economic objectives by providing new areas and opportunities for existing businesses to expand, and also attract new businesses into the area. There is some potential for negative impacts on some environmental objectives but this will depend on the specific site. Other policies in the Local Plan seek to mitigate adverse impacts.			

Policy LP 37: Other Employment Land Opportunities				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	?	?	?	
To reduce and manage the risk of flooding	?	?	?	
To improve the health and care of the population	?	?	?	
To reduce crime and the fear of crime	?	?	?	
To improve accessibility for everyone to services and facilities	?	?	?	
To improve efficiency of land use	?	?	?	
To protect and improve air quality	?	?	?	
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	
To protect and enhance natural and heritage assets	?	?	?	
To reduce waste and achieve sustainable waste management	?	?	?	
To maintain and improve water quality and to use water more efficiently	?	?	?	
To achieve and maintain a vibrant economy	+	+	+	
Summary	The policy is likely to have a positive impact on the economic objectives as it would help to facilitate an increase in the supply of employment land and associated job opportunities in the borough. However impacts against other objectives are uncertain as they will vary on a			

case by case basis depending on the precise location of the proposal. Other policies in the Local Plan seek to mitigate a range of impacts.

Policy LP 38: Travellers and Travelling Showpeople				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This policy protects existing accommodation for travellers and travelling showpeople living in the borough and supports the intensification of these sites where they accord with other policies in the Local Plan. Therefore there is likely to be a positive impact on this objective.
To reduce and manage the risk of flooding	?	?	?	
To improve the health and care of the population	?	?	?	
To reduce crime and the fear of crime	?	?	?	
To improve accessibility for everyone to services and facilities	?	?	?	
To improve efficiency of land use	?	?	?	
To protect and improve air quality	?	?	?	
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	
To protect and enhance natural and heritage assets	?	?	?	
To reduce waste and achieve sustainable waste management	?	?	?	
To maintain and improve water quality and to use water more efficiently	?	?	?	
To achieve and maintain a vibrant economy	?	?	?	
Summary	This policy should have positive impacts against some social objectives as it supports the provision of sites for accommodation for Travellers and Travelling Showpeople through			

	<p>safeguarding land and establishing criteria against which future proposals will be assessed. The precise impacts against other objectives are uncertain as they will vary on a case by case basis depending on the precise location of the proposal. Other policies in the Local Plan seek to mitigate a range of impacts. The safeguarded sites were identified through the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.</p>
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Policy LP 39: Affordable Housing				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy supports the delivery of additional affordable housing in the borough to meet identified needs. It therefore has a significant positive impact on this objective.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have significant positive impacts against the social objective of ensuring that everyone has the opportunity to live in an affordable home.			

Policy LP 40: Mix of Housing				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have some positive impact on the social objectives by ensuring a mix of housing types both market and affordable, to suit a range of requirements.			

Policy LP 41: Publicly Accessible Open Space				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy is likely to have a positive impact on this objective as the provision of additional publicly accessible open space will help to promote recreational activities to support healthy lifestyles.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy is likely to have a positive impact on this objective as it will facilitate the provision of new open space facilities.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy has the potential to have a positive impact on this objective as it seeks opportunities for habitat creation to strengthen the Green Infrastructure and Ecological Network which helps species move in response to a changing climate.
To protect and enhance natural and heritage assets	+	+	+	This policy has the potential to have a positive impact on this objective as opportunities for habitat creation can support and reinforce the existing network of designated sites which form part of the Green Infrastructure and Habitat Network.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive impacts on a range of social and environmental objectives through increasing the amount of publicly accessible open space available for use by humans to promote healthy lifestyles and wildlife in response to climate change.			

Policy LP 42: Parking Standards				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	?	?	?	There is some potential to have a positive impact on this objective through the support of the use of electric vehicles which may have benefit to air quality. However the scale of any impact is unknown at present, so the impact remains uncertain.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy is likely to have a positive impact on this objective as it includes a requirement for provision of charging points for electric vehicles, and could have some secondary benefit to health and air quality.
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	+	+	+	This policy is likely to have some positive impact on this objective as provision of adequate parking should facilitate access to services which can support the local economy.
Summary	This policy is likely to have positive impacts on some environmental and economic objectives, however there is some uncertainty as to the scale of those impacts at present.			

Policy LP 43: Internal Space Standard				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	?	?	?	There is some potential for a positive impact on this objective as the internal space standard aims to ensure that new dwellings are designed with adequate space to live in to meet the needs of different households. This can have a positive impact on resident's quality of life.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary

This policy is an overarching statement that major development will need to comply with the Government's nationally described space standard and some positive quality of life impacts are anticipated.

Policy LP 44: Water Efficiency Standard				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy is likely to have appositive impact on this object as the more efficient use of natural resources in response to a changing climate.
To protect and enhance natural and heritage assets	?	?	?	There is potential for secondary positive impacts on the natural environment a reduction in human use of water may place reduce pressure on those habitats dependent on water. However the precise impacts are uncertain.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	++	++	++	This policy is likely to a have a significant positive impact on this objective as it requires all new dwellings to meet tighter water efficiency standards which promotes the more efficient use of natural resources.
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive impacts on a number of environmental objectives.			

Policy LP 45: Accessibility and Adaptability Standard				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy is likely to have some positive impacts on health and quality of life as a proportion of dwellings are designed to meet the changing needs of occupiers throughout their lifetime.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy is likely to have a positive impact on this objective as houses built to this standard are designed to meet the needs of occupiers throughout their lifetime, providing accessible and adaptable dwellings.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive impacts on some of the social objectives.			

Policy LP 46: Self-Build and Custom House Building				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This policy is likely to have a positive impact on this objective as it seeks to widen the range of dwellings available to meet a range of needs and incomes.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive social impacts as it seeks to widen the range of home ownership opportunities available to residents.			

1

Appendix 8: Sites being carried forward

There are a number of sites allocated and/or safeguarded for development in the adopted Development Land Allocations DPD (2008), under policies H1, E1 and E2 (see table below). These will be included in the new Local Plan. These sites were subject to Sustainability Appraisal in 2005 through the Strategic Environmental Assessment / Sustainability Appraisal of Tonbridge and Malling Local Development Framework – Development Land Allocations Preferred Options. <https://www.tmbc.gov.uk/services/planning-and-development/planning/local-development-framework/ldf/1608>

H1 sites	E1 and E2 sites
109 Hall Road, Aylesford	Holborough, Snodland
Oil Depot, Station Road, Aylesford	Land east of the bypass, Snodland
Nu-Venture Coaches, Mill Hall, Aylesford	Ham Hill, Snodland
Park House, 110-112 Mill Street, East Malling	New Hythe area, Larkfield
Kings Hill - remainder	Forstal Road, Aylefsord (part)
	Quarry Wood (west of Mills Road) including Priory Park
	20/20 Estate, Aylesford (part)
	Branbridges, East Peckham
	Bourne Enterprise Centre, Borough Green
	Land West of Woodgate Way, Tonbridge
	Tonbridge Industrial Estate
	Laker Road, Bridgewood
	Rochester Airfield
	Little Preston, Aylesford
	Lower Bell, Aylesford
	Hall Road, Aylesford
	Quarry Wood, east of Mills Road
	Platt Industrial Estate
	Long Pond Works, Borough Green
	Works, south of Cricketts Farm, Ightham

	The Alders Mereworth
	East of Tonbridge Road, Little Mill, East Peckham
	Nepicar Area West, London Road, Addington
	Tower Garage, Wrotham Hill, Wrotham
	North of Station Approach, Borough Green
	North of Fairfield Road, Borough Green
	Hermitage Lane, Aylesford
	Rockfort Road, Snodland
	Kings Hill
	East Malling Research Station
	Bradbourne, East Malling

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Tonbridge and Malling Borough Council Local Plan

Habitat Regulations Assessment: Stage 1 (Air
Quality Screening)

July 2018

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Habitat Regulations Assessment: Stage 1 (Air Quality Screening)

July 2018

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Executive summary

Tonbridge & Malling Borough Council (TMBC) is in the process of preparing a new Local Plan with a time horizon of 2031. An assessment has been undertaken to provide an evidence base for air quality impacts of the TMBC Local Plan on sensitive designated habitats, in the context of the European Union Habitat Regulations. The assessment has considered whether the development of five proposed strategic development sites, in combination with planned growth in neighbouring authorities, would result in significant impacts on designated ecological sites during the lifetime of the emerging Local Plan up to 2031.

The process of determining whether plans may adversely affect a designated site requires a formal assessment of the implications of any new plans or projects. This process is collectively described as the habitat regulations assessment (HRA). There are three HRA Stages:

- **Stage 1.** Likely significant effects (evidence gathering and screening) (the stage described in this document)
- **Stage 2.** Appropriate Assessment and ascertaining the effect on site integrity (necessary if there are found to be likely significant effects)
- **Stage 3.** Mitigation measures and alternative solutions (required when an option has been found to have adverse effects on the integrity of the site).

The first stage within the HRA process consists of a screening exercise which identifies the likely significant effects from the plan or project on the designated sites and qualifying features. This document summarises the approach and outcomes of the stage 1 screening assessment under TMBC's Local Plan HRA process. The focus of the assessment is on determining the air quality impacts of the proposed development through dispersion modelling. Results are interpreted by a qualified ecology specialist, in the context of the existing condition of the ecological sites under consideration, to determine whether significant effects are likely to occur or not. This report therefore primarily presents the methodology and results of the dispersion modelling exercise. Discussion of the ecology impacts is presented following interpretation of air quality results, to provide a conclusion on whether it is necessary to proceed to the next assessment stage (Appropriate Assessment), which naturally has a greater focus on the detailed ecological impacts.

The assessment involved dispersion modelling of traffic impacts associated with the proposed TMBC Local Plan, in combination with other development in neighbouring authorities, at two special areas of conservation (SACs) within Tonbridge and Malling:

- Peter's Pit SAC, designated for *Triturus cristatus* (Great crested newt)
- North Downs Woodland SAC, designated for yew-dominated woodland, beech forests on neutral to rich soils, and dry grasslands and scrublands on chalk or limestone.

Growth scenarios in neighbouring districts, for example committed development and neighbouring authorities' local plans, have been accounted for in the traffic data used within this assessment by using information from the Department for Transport (DfT) TEMPro database, which takes into account planned (ie draft) and adopted strategic development plans across districts to estimate projected numbers of jobs and households in future years. The traffic growth factors calculated in TEMPro therefore account for the cumulative impacts of growth both within TMBC and within neighbouring districts.

Traffic modelling predicted 'with development' (ie traffic flows due to TMBC alone) increases of approximately 95 AADT flows on Rochester Road adjacent to Peter's Pit, equivalent to approximately 1.6% of the 'without development' (ie traffic flows due to growth in neighbouring authorities) AADT. Increases of 5,902 and 3,350 are predicted on the A229 and A249 respectively, which are adjacent to North Downs Woodland SAC (approximately 8.0 and 9.6% of the 'without development' AADT).

Impacts on two other designated sites within 7km of TMBC, and the Ashdown Forest SAC (located over 13km from TMBC but included in the screening stage due to recent case law developments highlighting its sensitivity) were screened out as insignificant prior to the assessment, due to the low increases in traffic flows expected around these sites. Increases were derived by comparing the predicted 'without development' traffic flows in 2031 with the 'with development' flows in 2031. The following increases in traffic flows are predicted due to TMBC's Local Plan:

- Queensdown Warren SAC: no traffic increases predicted on roads within 200m of the site (beyond which air quality effects of roads are generally not detectable above background concentrations)
- Medway Estuary special protection area (SPA) and Ramsar site: increase of 85 annual average daily traffic (AADT) flows predicted
- Ashdown Forest SAC: increase of three AADT predicted.

Traffic changes were screened as potentially significant or not by considering two different sets of available guidance (Highways England and draft Institute of Air Quality Management, IAQM) and applying the precautionary principle.

The traffic increases of 85 AADT and three AADT on links close to the Medway Estuary and Ashdown Forest respectively were screened out as insignificant as they did not trigger either the Highways England or IAQM criteria. It is acknowledged that HRA requires the assessment of 'in combination effects' of the TMBC Local Plan with development from other neighbouring authorities. However, there remains uncertainty over the application of current guidance to screening out potentially significant 'in combination' traffic impacts. Nonetheless, the distance of these sites from the TMBC boundary and the low numbers of AADT increases predicted at these two sites indicates that the contribution of Local Plan growth within TMBC to any in combination effects would not be significant. The traffic assessment indicates that vehicles from TMBC are unlikely to travel towards the Ashdown Forest to access the Sussex districts, as more favourable routes (eg the M25/M23/A23 or A21) are expected to be used instead. In addition, recent (ie March 2018) recovered appeal decisions for planning applications in the vicinity of Ashdown Forest¹ and the recent adoption of the Mid-Sussex Local Plan indicate that the Secretary of State has ruled that such small increases in traffic flows do not require detailed assessment. Therefore, inclusion of the Ashdown Forest and Medway Estuary in this assessment is not considered necessary and screening out impacts on these sites is appropriate.

Concentrations of nitrogen oxides (NO_x) and nitrogen (N) deposition rates have been predicted at discrete receptor locations representing the worst-case locations with respect to the designated site boundaries and adjacent roads. Results were compared with the NO_x critical level (CLE) of 30µg/m³ (applicable to all designated sites in the assessment) and the N

¹ For example, see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/684620/18-03-01_DL_IR_Turners_Hill_Road.pdf

deposition critical load (CLO) (site-specific values determined by an ecology specialist based on the N sensitivity of the underlying habitats).

The results show that predicted increases in NO_x concentrations at Peter's Pit SAC would be less than 1% of the NO_x CLE. The total NO_x concentration in the final Local Plan year of 2031 is predicted to be well below the CLE. Predicted increases in N deposition at Peter's Pit SAC would be 0.03kg/ha/yr, which is less than 1% of the minimum N deposition CLO of 5kg/ha/yr applied to the habitat at this location. Therefore, these impacts are considered to be insignificant and do not require further assessment.

The NO_x increase at North Downs Woodland is predicted to be 2.1% of the CLE at the eastern side (adjacent to the A249) and 1.7% on the western side (close to the A229). Total NO_x remains below the CLE at both of these modelled receptors. Nitrogen deposition impacts at North Downs Woodland (east), where the underlying habitat is classified as Yew-dominated woodland, are predicted to be 3.6% of the minimum CLO of 5kg/ha/yr. The increase at North Downs Woodland (west), where the habitat is classified as 'Beech forests on neutral to rich soils' is predicted to be 1.5% of the minimum CLO of 10kg/ha/yr. Background deposition at both of these locations exceeds the minimum and maximum CLOs, and therefore both the 'without development' and 'with development' scenarios predict an exceedance of the CLO in 2031.

Following available guidance, impacts on North Downs Woodland SAC were further analysed by an ecology specialist in the context of the ecological baseline to determine their significance. Baseline nitrogen deposition at North Downs Woodland SAC already exceeds the CLOs, however none of the underlying assessment units at the site have been evaluated as having 'unfavourable' status. It is therefore considered unlikely that the predicted changes in N deposition would have a perceptible impact on the habitats present. Overall, the impact on North Downs Woodland SAC is not considered significant and there is no justification to proceed to the Appropriate Assessment (Stage 2 of the HRA process).

Nevertheless, mitigation options to reduce the predicted traffic impacts and thus reduce nitrogen effects on designated sites have been suggested. These mitigation measures have not been incorporated into the modelling. These options include modal shift, the provision of electric vehicle charging points, junction improvements, encouraging more cycling and walking as well as sustainable transport plans. In addition, habitat management of the North Downs Woodland SAC may be considered to mitigate the effects of additional nitrogen deposition, however this must be carefully considered and planned, as it may have unintended impacts on other aspects of the functioning of the habitat.

1 Introduction

Tonbridge & Malling Borough Council (TMBC) is in the process of preparing a new Local Plan with a time horizon of 2031. In collating the evidence base in advance of the Examination in Public, currently scheduled for Spring 2019, there is a need to understand the air quality implications of the emerging development strategy on sensitive designated habitats, in the context of the European Union Habitat Regulations.

1.1 Overview

To date, TMBC have prepared a Habitat Regulations Assessment Screening Report, assessing two designated sites within TMBC's geographic boundary and a further three sites within seven kilometres of TMBC's geographic boundary. The report qualitatively reviews and outlines the main features of each designated site and ultimately concludes that '*there would be no likely significant effects of the emerging Local Plan on the conservation objectives of any of the protected sites either within the borough or in close proximity to it*' and that an '*Appropriate Assessment is not required*'.

Following the *Wealden v Secretary of State for Communities and Local Government* (SSCLG) High Court Judgement, it is now considered necessary to undertake a further quantitative screening assessment to ensure that changes in air quality brought about by the emerging Local Plan do not pose a significant risk to the condition of the designated sites.

1.2 Pollutants of concern

The main pollutants of concern with respect to road traffic impacts on sensitive ecological sites are nitrogen oxides (NO_x) and subsequent nitrogen deposition. Nitrogen is an essential nutrient for plant growth; however, inputs of excess nitrogen into an ecosystem can result in detrimental effects. Excess nitrogen can cause a bloom of fast growing plants so that other plants are starved of nutrients and light and eventually die; this chain of events is known as eutrophication. Nitrogen oxides can also have direct harmful effects on sensitive lower plants such as lichens and bryophytes. Therefore, the HRA screening assessment is focussed on these pollutants only.

1.3 Aims of study

This report summarises the process and outcomes of the 'Stage 1: Air Quality Screening' assessment under the Habitat Regulations, for the emerging TMBC Local Plan, with the following objectives:

- Identify designated sites at risk of significant effects caused by changes in air quality arising from the strategic sites identified in TMBC's Local Plan, and growth scenarios in neighbouring districts/unitary authorities
- Assess the existing air quality and ecological status of the designated sites (existing baseline)
- Quantitatively predict the air quality and N deposition at the designated sites without the strategic development taking place in 2031 (end of plan period - future baseline)
- Quantitatively predict the air quality and N deposition in 2031 with the strategic development taking place

- Assess whether or not the development of strategic sites, coupled with growth scenarios in neighbouring districts/unitary authorities, will result in unacceptable harm to the air quality and N deposition in the vicinity of sensitive ecological designated international sites
- Propose mitigation measures to reduce the impacts of development of the strategic sites on air quality to avoid unacceptable risks from air pollution. Mitigation measures are not incorporated into the modelling.

In conjunction with this HRA screening, an assessment is required of whether or not the development of strategic sites will result in a worsening of air quality at sensitive human health receptors, focussing on air quality management areas (AQMAs). This aspect is addressed in the separate Air Quality Evidence Base report, produced by Mott MacDonald for TMBC in May 2018.

1.4 Report structure and content

This report is structured as follows:

- Section 1 (this section): introduction
- Section 2 sets out the background and context to the upcoming Tonbridge and Malling Local Plan, air quality and ecology legislation, and relevant transport policies
- Section 3 assesses the baseline conditions of the current air quality and ecological status of designated sites, including a review of previous studies in the area
- Section 4 describes the assessment approach
- Section 5 considers the potential air quality impacts on designated sites
- Section 6 explores possible air quality improvements
- Section 7 provides conclusions and recommendations from the study.

2 Background

2.1 Strategic development proposed

2.1.1 Tonbridge and Malling

TMBC is carrying out a comprehensive review of Local Plan policies in line with the National Planning Policy Framework². At this stage, the final key strategic development sites are not yet confirmed, however TMBC has provided initial information relating to five strategic development sites (A to E), comprised of nine individual plots as summarised in Table 1. The location of these sites is shown in Figure 1. For the purposes of this air quality assessment, it is assumed that these five strategic sites will be taken forward into the Local Plan. However, the assessment is based on an iteration of the development strategy in the draft Local Plan that was available at the time the evidence was prepared. This development strategy may be subject to change taking account of consultation responses and other pieces of evidence.

Table 1: Strategic sites

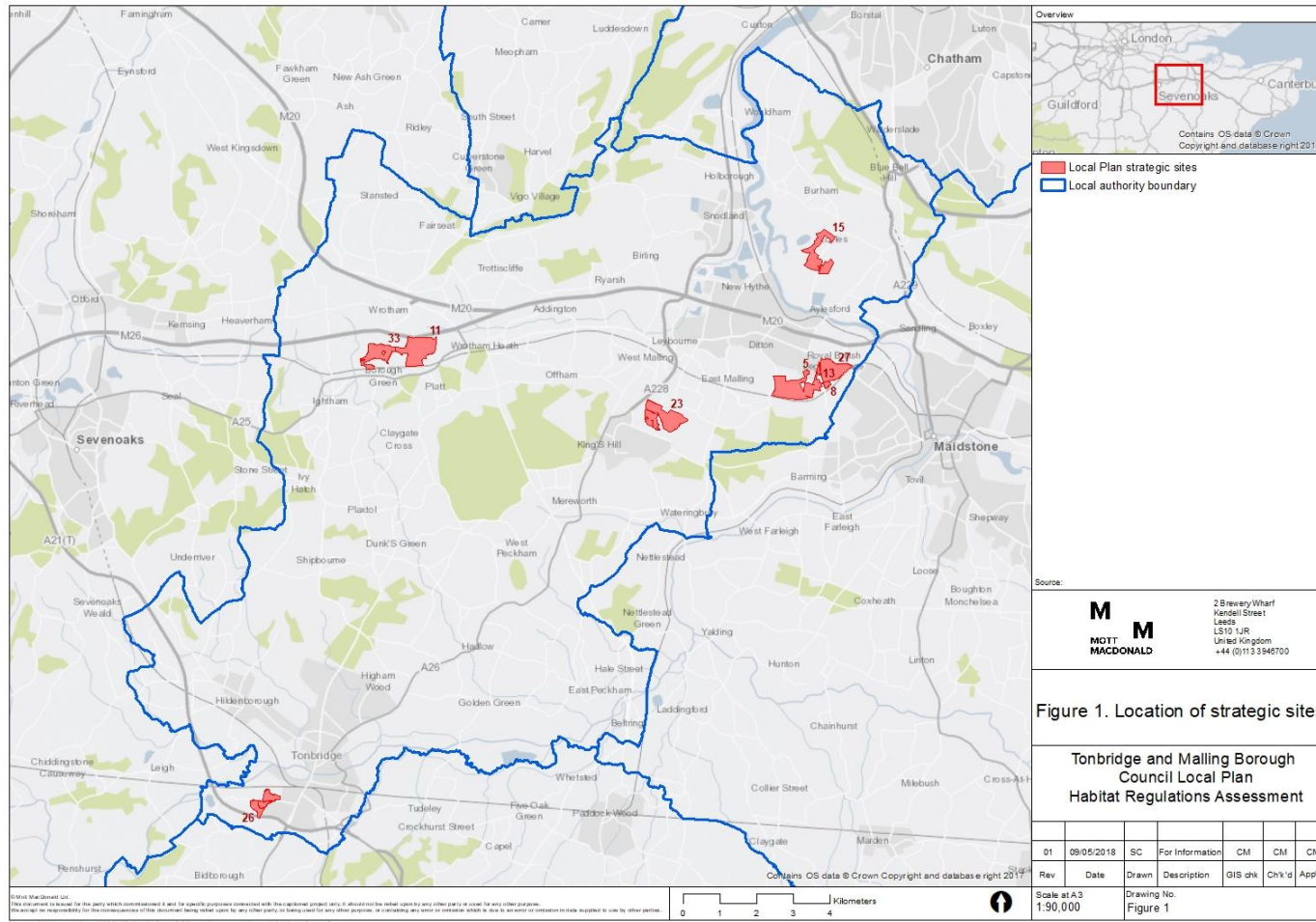
Strategic site	Plot name	Plot ref	Ward	National Grid reference		Area (ha)
				X	Y	
A	Bushey Wood, Eccles	15	Aylesford North and Walderslade	572712	160517	33.24
B	Barming Depot, Hermitage Lane	8	Aylesford South	572932	156979	2.63
	West of Hermitage Lane	13	Aylesford South	572714	157386	1.93
	Whitepost Field, Aylesford	27	Aylesford South	573085	157375	33.88
	East Malling Research Station	5	Aylesford South/Ditton	572083	156893	62.10
C	Borough Green Gardens Phase 1A	33	Borough Green and Long Mill	560667	157811	31.89
	Borough Green Gardens Phase 1B	11	Borough Green and Long Mill	561767	157914	54.70
D	North of Kings Hill	23	Kings Hill/ East Malling	568458	156080	50.77
E	Upper & Lower Haysden, south-west Tonbridge	26	Tonbridge - Judd	557554	145577	22.93

Source: TMBC (2017)

² Department for Communities and Local Government, National Planning Policy Framework, 2012.

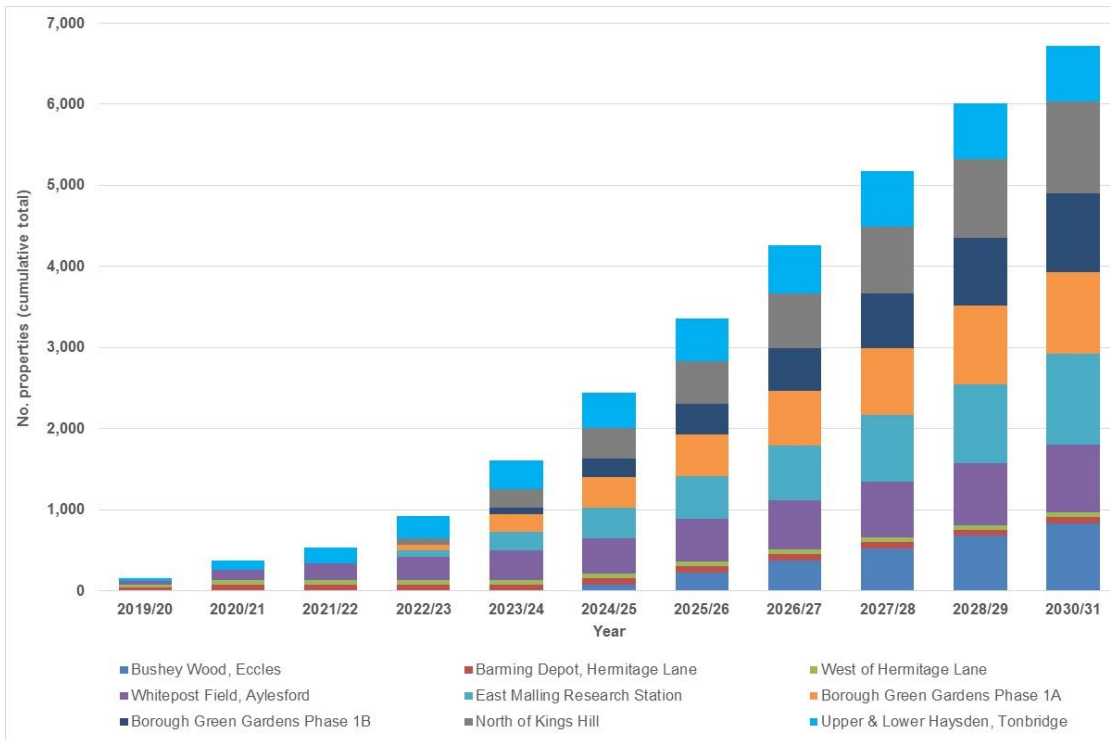
Figure 1: Location of strategic sites

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Each development site will comprise of new residential properties and educational facilities as required to support the additional population. Development of the strategic sites will be phased from 2019 to 2031 (the final year of the Local Plan), however some sites are also expected to have additional development beyond 2031. The total number of properties and phasing approach for each individual development plot are presented in detail in Appendix A and summarised in Figure 2.

Figure 2: Cumulative development totals (2019 to 2031) for strategic development sites



Source: Mott MacDonald (adapted from TMBC data)

2.1.2 Growth scenarios in neighbouring districts/unitary authorities

The traffic data has been generated using information from the Department for Transport (DfT) TEMPro database, which considers strategic development plans across districts to estimate projected numbers of jobs and households in future years. TEMPro factors are derived on the basis of committed development and draft and final Local Plans available at the time the TEMPro data is collated, for authorities across England. The database provides background growth factors for traffic in future years.

The latest available TEMPro factors (released in April 2017) have been used in this assessment, and are based on data collected from 2014 to 2016. The factors therefore take account of specific planned growth scenarios in neighbouring (and further afield) districts and present the cumulative impacts of growth both within TMBC and within other districts.

To isolate the specific impacts of Tonbridge and Malling Local Plan traffic growth, and avoid double counting these impacts, the number of jobs and households in TEMPro for the Tonbridge and Malling area has been adjusted, thereby only taking into consideration the growth from other districts. The adjusted TEMPro background traffic growth factors for future

years have been applied to the existing traffic count data obtained for this assessment. These traffic flows are referred to as the 'future year, without development' flows.

The Tonbridge and Malling Local Plan trip generation, which has been calculated by Mott MacDonald traffic consultants based on the specific housing and employment proposals in the draft Local Plan, have been manually added to the factored traffic counts to provide the 'future year with development flows' in accordance with the traffic distribution and assignment used for the TMBC Local Plan Transport Assessment. Refer to the Transport Assessment prepared by Mott MacDonald for further details of the traffic assumptions and calculations.

Where changes between the 'with development' and 'without development' scenarios are presented in this assessment, these refer to the changes due to the TMBC Local Plan only. Due to the nature of the TEMPro factors, it is not possible to isolate the traffic changes due to specific housing applications and strategic development plans in neighbouring authorities. Therefore, 'in combination effects' have been accounted for in the assessment by determining the total concentrations (ie due to committed and planned growth in neighbouring authorities as well as the proposed TMBC Local Plan).

2.2 Legislation and policy

2.2.1 Habitats legislation

The European Commission (EC) Habitats Directive (Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora) affords special protection to areas with a high conservation value in terms of the species and habitats present. The Directive is transposed into legislation in England through the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations), which consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Habitats Regulations also transpose certain aspects of the EU Wild Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds).

The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites. European designated sites form a network referred to as 'Natura 2000', comprised of

- Special areas of conservation (SAC), including candidate SACs, which are important for either habitats or species (listed in Annexes I and II of the Habitats Directive respectively)
- Special protection areas (SPA), including proposed SPAs, which are designated to maintain the conservation status of rare or vulnerable species of bird listed on Annex 1 of the Wild Birds Directive.

Under the Habitat Directive, a Habitat Regulation Assessment (HRA) is required to be undertaken in respect of any plan or project which either alone, or in combination, is likely to have a significant effect on the integrity of a Natura 2000 site (provided it is not directly connected with the management of the site for nature conservation). In determining whether a plan may affect a Natura 2000 site, it is important to recognise that the assessment should be appropriate to the likely scale, importance, and impact of the development.

In addition to Natura 2000 sites, the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention, 1971), enables the designation of Ramsar sites, which are wetland sites designated for their internationally important assemblages of species. Under the Regulations, Ramsar sites are afforded the same level of

protection as Natura 2000 sites, and therefore plans or projects potentially affecting Ramsar sites are also required to undergo HRA.

2.2.1.1 Role of the 'competent authority'

Under the Habitats Regulations, competent authorities (ie any Minister, government department, public body, or person holding public office), have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive. This typically takes the form of restricting commercial, industrial and residential development in the vicinity of European sites, ensuring appropriate management of the areas and preventing the destruction or harm of protected species. The Local Planning Authority (LPA) is a 'competent authority' responsible for enforcing the Habitat Regulations.

As a public body Natural England has important statutory duties and responsibilities as defined in the Habitats Regulations. Natural England becomes a 'competent authority' under the Regulations when the exercise of its functions will or may affect Natura 2000 sites.

The competent authority will only agree to a plan/project after having ascertained that the plan will not adversely affect the integrity of the site concerned. This includes whether the conservation status of the primary interest features (often known as the 'qualifying features') of the site could be affected. A qualifying interest refers to the species that a site has been designated for, such as a particular species of lichen, bat, flower, or bird.

2.2.1.2 HRA process

The process of determining whether plans may adversely affect a designated site requires a formal assessment of the implications of any new plans or projects. This process is collectively described as the HRA. There are three HRA Stages:

- **Stage 1.** Likely significant effects (evidence gathering and screening)
- **Stage 2.** Appropriate Assessment and ascertaining the effect on site integrity (necessary if there are found to be likely significant effects)
- **Stage 3.** Mitigation measures and alternative solutions (required when an option has been found to have adverse effects on the integrity of the site)

The first stage within the HRA process consists of a screening exercise which identifies the likely significant effects from the plan or project on the designated sites and qualifying features.

This document summarises the approach and outcomes of the stage 1 screening assessment under TMBC's Local Plan HRA process.

A key component of the HRA process is the application of the 'precautionary principle' wherever uncertainties exist. The precautionary principle is embedded into understanding and consideration of all significant effects, and within the Habitats Regulations themselves. Adverse effects are always assumed if there is uncertainty within the available information.

If it is found that the project is likely to impose significant effects on the designated sites, then a Stage 2 'Appropriate Assessment' is required to consider what the effects may be, and whether they are likely to significantly affect the condition and integrity of each designated site. A Stage 2 'Appropriate Assessment' and Stage 3 'Mitigation and alternative solutions' are outside the scope of this document and, if required, would be produced separately.

2.2.2 Air quality legislation and policy

2.2.2.1 Overview

Various European Union (EU) Air Quality Directives, UK Air Quality Regulations and UK policy documents provide air quality criteria relevant to the protection of designated sites. These criteria are typically presented as critical levels (CLE) and critical loads (CLO) for the protection of vegetation (APIS, 2013); the definition of these terms is as follows:

- **Critical levels (CLE)** - “gaseous concentrations of pollutants above which direct adverse effects on vegetation or ecosystems may occur according to present knowledge. Therefore, when pollutant concentrations exceed the critical level it is considered that there is risk of harmful effects.”
- **Critical loads (CLO)**- “a quantitative estimate of an exposure to one or more pollutants below which significant effects on specific sensitive elements of the environment do not occur according to present knowledge...Exceedance of critical load is used as an indication of the potential for harmful effects to ecosystems.”

CLE are presented as an atmospheric concentration measured over a given exposure period, for example an annual mean in $\mu\text{g}/\text{m}^3$. CLO are given as kg Nitrogen/ha/yr for nitrogen deposition (eutrophication) and as keq/ha/yr³ for acid deposition. Excess nitrogen deposition can also lead to acidification of freshwater and soils, although this is more pertinent in upland areas with high rainfall (for example the Scottish Highlands) than lowland habitats such as the Natura 2000 sites in the vicinity of Tonbridge and Malling (Dore et al., 2009). The effects of acidification as a result of nitrogen deposition are therefore not considered further in this assessment.

A summary of the relevant air quality legislation and policy is presented below.

2.2.2.2 EU Air Quality Directives and UK Air Quality Regulations

Directive 2008/50/EC on ambient air quality and cleaner air for Europe was adopted in May 2008, merging and replacing three previous ‘daughter directives’. The Air Quality Standards Regulations 2010 and The Air Quality Standards (Amendment) Regulations 2016 transpose the limit values contained within the Ambient Air Quality Directive; this includes CLE and target values for the protection of vegetation from oxides of nitrogen (NO_x), sulphur dioxide (SO_2) and ozone (O_3). These standards are presented in Table 2.

Table 2: Limit values, target values and long-term objectives for the protection of vegetation

Pollutant	Standards	Averaging period/ parameter	Value
Nitrogen oxides (NO_x)	Limit value for the protection of vegetation	Calendar year	$30\mu\text{g}/\text{m}^3$ ^(a)
Sulphur dioxide (SO_2)	Limit value for the protection of ecosystems	Calendar year and winter (1st October to 31st March)	$20\mu\text{g}/\text{m}^3$ ^(a)
Ozone (O_3)	Target value for the protection of vegetation	AOT 40 ^(b) , calculated from 1 hour values from May to July	$18,000\mu\text{g}/\text{m}^3/\text{hr}$ averaged over five years ^(c)
	Long term objective for the protection of vegetation	AOT 40 ^(b) , calculated from 1 hour values from May to July	$6,000\mu\text{g}/\text{m}^3/\text{hr}$ ^(d)

Source: UK Air Quality Standards Regulations 2010

Notes: (a) Critical Level

(b) ‘AOT 40’ refers to the accumulated concentration over 40 parts per billion

³ The unit eq (a keq is 1000 eq) refers to molar equivalent of potential acidity resulting from eg reduced nitrogen.

- (c) Target value
- (d) Long term objective

EU Directive 2008/50/EC also contains guidance on the locations where standards for the protection of vegetation and ecosystems apply and these have been transposed into the Air Quality Standards Regulations 2010. To assess compliance with the Air Quality Standards Regulations, sampling points targeted at the protection of vegetation must be sited:

- More than 20km from an agglomeration (ie an area with a population of more than 250,000)
- More than 5km away from an industrial source regulated under Part A of the Environment Act 1990 (and/or Part A1 sites under the Environmental Permitting Regulations)
- More than 5km away from motorways or major roads with traffic counts of more than 50,000 vehicles per day
- More than 5km away from built up areas of more than 5,000 people.

Therefore, designated sites within these areas do not have the benefit of protection from statutory air quality limit values. However, it is recognised that it is Natural England’s policy and the Environment Agency’s policy to apply the UK Air Quality Regulations limit values to all sensitive ecological sites when considering potential effects (Environment Agency, 2006). As a precautionary approach, this policy has also been applied within this assessment.

2.2.2.3 Non- statutory standards

The 2007 Air Quality Strategy for England, Scotland, Wales and Northern Ireland (AQS) (Defra, 2007), sets out air quality objectives and policy options to improve air quality, including protection of the environment. There is no legal requirement to meet these objectives except in as far as they mirror any equivalent legally binding limit values in the EU Directives or UK Regulations described above. In the case of the values for the protection of vegetation presented in Table 2, the AQS objectives mirror the CLEs, target value and long-term objective.

Defra and the Environment Agency publish guidance notes that are designed to provide information relevant to those sectors which are regulated under the Environmental Permitting Regulations. ‘Air emissions risk assessment for your environmental permit’ relates to air emissions; the latest version of this was published in February 2016. This guidance provides CLE for the protection of vegetation and ecosystems, which are applied to all sensitive nature conservation sites. The CLEs for NO_x are presented in Table 3 and derived from the World Health Organisation (WHO) Regional Office for Europe “Air Quality Guidelines for Europe” in 2000 (WHO, 2000). WHO suggests an annual mean CLE for NO_x of 30µg/m³ (mirroring that later included in the Air Quality Directive) and a provisional 24-hour mean CLE of 75µg/m³. These values are also supported by Natural England.

Table 3: Relevant non-statutory critical levels for the protection of vegetation and ecosystems

Pollutant	Concentration (µg/m ³)	Measured as
NO _x (as NO ₂) ^(a)	30	Annual mean
	75	Daily mean

Notes: (a) World Health Organisation (WHO), 2000

Source: Defra / Environment Agency ‘Air emissions risk assessment for your environmental permit’ guidance

Although air quality effects on designated sites are not solely associated with the atmospheric concentrations of pollutants, there are currently no statutory environmental quality standards in relation to deposition. However, critical loads (CLO) as defined in section 2.2.2.1 are applied as non-statutory standards. CLOs are habitat and site specific, and therefore no universal national

standards exist. CLOs applicable to the designated sites considered within this assessment are described in Section 3 (baseline conditions). The AQS states that it is committed to reaching the long-term objectives of no exceedances of critical loads and critical levels.

2.3 Spatial scope

For the purposes of this HRA screening assessment, only ecological receptors have been included in the model as impacts on human health receptors within 200m of the modelled road network are considered separately in the TMBC Local Plan Air Quality Evidence Base assessment produced by Mott MacDonald⁴.

The following designated sites have been identified within Tonbridge and Malling:

- North Downs Woodland SAC
- Peter's Pit SAC

In addition, two designated sites have been identified within 7km of the boundary of Tonbridge and Malling:

- Queensdown Warren SAC (Maidstone Borough Council)
- Medway Estuary and Marshes SPA and Ramsar (Medway Council, Swale Borough Council)

Additionally, potential traffic impacts at the Ashdown Forest SAC (Wealden District Council), located approximately 13.6km south west of Tonbridge and Malling, have been considered due to the recently highlighted sensitivities at this site⁵.

The location of these sites is illustrated in Figure 3.

For impacts on air quality arising from traffic emissions, guidance produced by the Highways Agency advises that contributions from vehicle emissions are generally imperceptible above background concentrations farther than 200 metres from the source⁶. Therefore, for the assessment of road traffic emissions, consideration has only been given to ecological receptors located within 200 metres of roads with potentially significant traffic changes. It should be noted that in some areas it was necessary to extend the modelled road network beyond the extent of applicability of the traffic counts provided to cover roads within 200m of the designated sites, in order to determine the impact of the strategic development on these sensitive areas.

To determine whether traffic changes are potentially significant or not, criteria outlined within Highways England's Design Manual for Roads and Bridges (DMRB) HA207/07 have been considered which suggests that changes in traffic flows of 1000 AADT or 200 HDVs within 200m of a designated site should be investigated further. In addition, draft guidance released for consultation by the IAQM⁷ suggests that a possible risk of a significant change in air quality could be caused by a change in AADT of one percent. For the purposes of this assessment, both sets of guidance have been considered and the precautionary principle applied to identify potentially significant changes in traffic flows.

⁴ Mott MacDonald (2018). Tonbridge and Malling Borough Council Local Plan, Air Quality Evidence Base.

⁵ The Ashdown Forest SAC has been the subject of three court judgements, the most recent of which was a High Court Judgement on 20 March 2017 (Wealden District Council v Secretary of State for Communities and Local Government, SSCLG), focussing on the consideration of cumulative impacts on the Ashdown Forest SAC. As a result of these judgements, impacts on the Ashdown Forest have received greater scrutiny and there is a requirement to consider the impacts of the TMBC Local Plan in combination with the impacts of other neighbouring authorities' strategic development proposals.

⁶ Highways England (2007). Design Manual for Roads and Bridges. Volume 11, Section 3. HA 207/07. <http://www.standardsforhighways.co.uk/ha/standards/dmrb/vol11/section3/ha20707.pdf>

⁷ IAQM (November 2017). A guide to navigating the assessment of air quality effects on designated sites. Consultation draft.

Traffic data has been provided by Mott MacDonald transport consultants for roads predicted to experience an increase in traffic flows as a result of the proposed strategic development. Table 4 summarises the roads within 200m of the above designated sites for which traffic data has been provided, and the predicted changes in traffic flows.

Table 4: Summary of designated sites and potentially significant traffic changes

Designated site	Roads within 200m?	2031 traffic increase ^(a)			DMRB criteria triggered ?	IAQM criteria triggered ?	Included in HRA?
		AADT	HDV	As % of AADT			
North Downs Woodland SAC	A229 Bluebell Hill, Maidstone (N of Rochester Road) ^(b)	5,902	82	9.6	Yes	Yes	Yes
	A249 Detling Hill, Detling (E of Pilgrims Way junction)	3,350	46	8.0	Yes	Yes	Yes
Peter's Pit SAC	Rochester Road (E of Bull Lane junction) ^(b)	95	1	1.6	No	Yes	Yes
Queensdown Warren SAC	None ^(c)	-	-	-	No	No	No
Medway Estuary and Marshes SPA and Ramsar	A289 Pier Road, Gillingham (E of B2004 junction)	85	1	0.3	No	No	No
Ashdown Forest SAC	A26 (between junction with A22 and Sweethaws Lane, Crowborough)	3	0	0.0	No	No	No

Notes: (a) Change between the predicted two-way 'with development' traffic flows and the predicted 'without development' traffic flows in 2031, ie the increase in traffic due to the TMBC Local Plan development alone – refer to section 2.1.2 for further information
(b) Note these road links were extended beyond the extent of applicability of the traffic counts provided to cover roads within 200m of the designated sites
(c) Minor roads only within 200m, therefore not included in the transport modelling assessment. The M2 motorway is the closest major road, but is further than 200m from this designated site

Source: Mott MacDonald

Considering both the DMRB criteria (increase >1000 AADT or >200HDV) and IAQM criteria (>1% of the without-development AADT), only North Downs Woodland SAC and Peter's Pit SAC are considered to have potentially significant traffic changes within 200m of the boundary, and therefore only these two sites have been considered in detail in this HRA Screening Assessment.

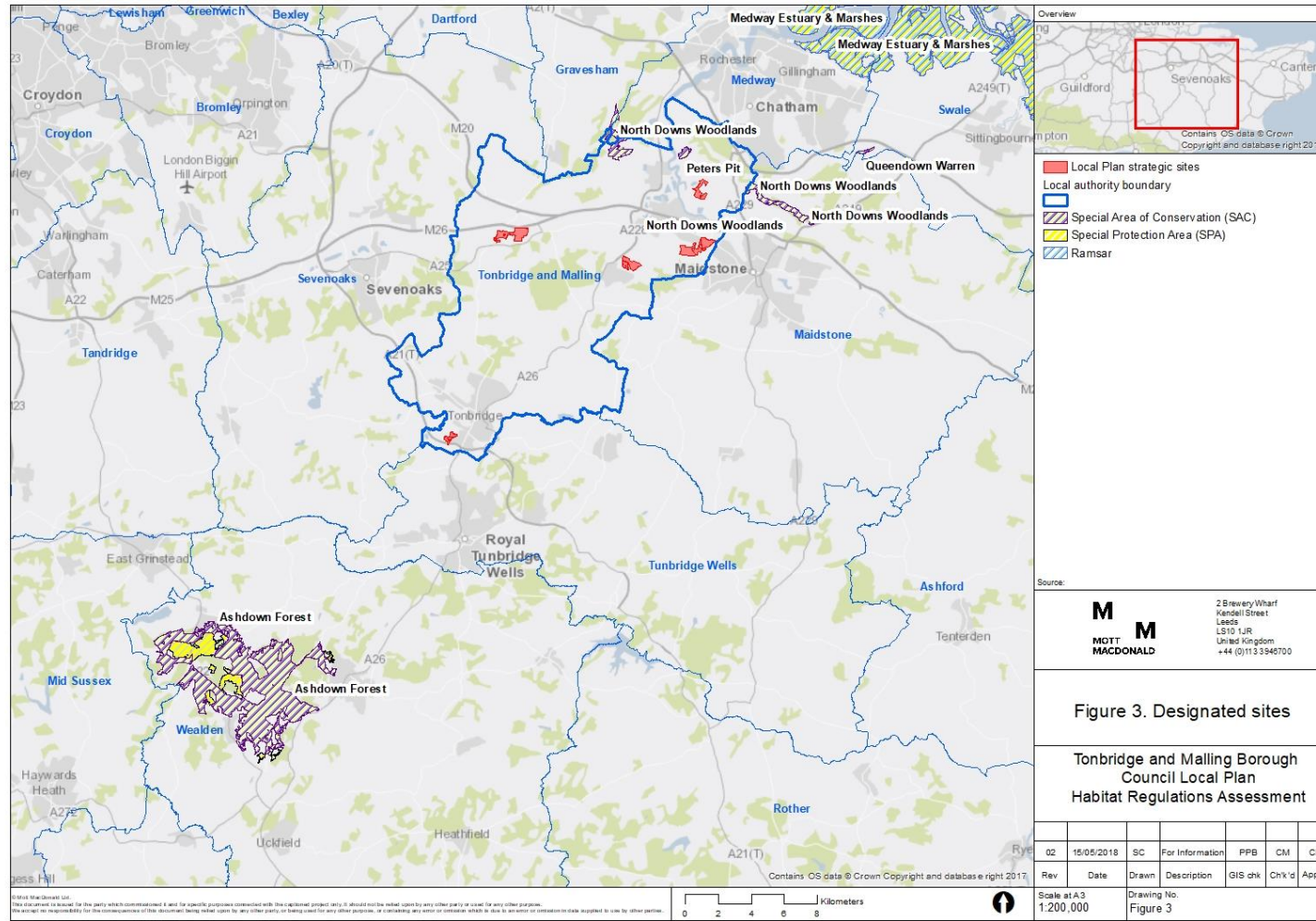
The predicted traffic changes within 200m of the Queensdown Warren SAC, Medway Estuary SPA and Ramsar, and Ashdown Forest SAC are not considered potentially significant, and the impacts of the TMBC Local Plan in-combination effects with other local authorities plans on these sites has therefore not been assessed further. The traffic increases of 85 AADT and three AADT on links close to the Medway Estuary and Ashdown Forest respectively were screened out as insignificant as they did not trigger either the Highways England or IAQM criteria. It is acknowledged that HRA requires the assessment of 'in combination effects' of the TMBC Local Plan with development from other neighbouring authorities. However, there remains uncertainty over the application of current guidance to screening out potentially significant 'in combination' traffic impacts. Nonetheless, the distance of these sites from the TMBC boundary and the low numbers of AADT increases predicted at these two sites indicates that the contribution of Local Plan growth within TMBC to any in combination effects with other local authorities would not be significant and should not be assessed further.

The traffic modelling indicates that vehicles from TMBC are unlikely to travel towards the Ashdown Forest to access the Sussex districts, as more favourable routes (eg the M25/M23/A23 or A21) are expected to be used instead. In addition, recent (ie March 2018) recovered appeal decisions for planning applications in the vicinity of Ashdown Forest⁸ and the recent adoption of the Mid-Sussex Local Plan indicate that the Secretary of State has ruled that such small increases in traffic flows do not require detailed assessment. Therefore, inclusion of the Ashdown Forest and Medway Estuary in this assessment is not considered necessary and screening out impacts on these sites using the appropriate guidance, as has been done for this assessment is appropriate.

⁸ For example, see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/684620/18-03-01_DL_IR_Turners_Hill_Road.pdf

Figure 3: Designated sites

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3 Baseline conditions

3.1 Air quality

3.1.1 Overview

Total air pollutant concentrations comprise of a background and local component. The background concentration is determined by regional, national, and international emissions, and often represents a significant proportion of the total pollutant concentration. The local component is determined by local pollutant sources such as roads, and in this case, has been considered using the ADMS-Roads model.

Background pollutant concentrations are spatially and temporally variable throughout the UK. Information on air quality within the UK is available from a variety of sources including Local Authorities, national network monitoring sites and other published sources. The primary sources of data examined in this assessment are from TMBC, Defra and the Air Pollution Information System (APIS).

3.1.2 Local Authority monitoring

3.1.2.1 Automatic monitoring

There is a rural background monitoring site located in neighbouring Maidstone district ('Maidstone Rural'), approximately 1.1km north east of the closest designated site, North Downs Woodland. This site monitors NO_x, SO₂ and PM₁₀ concentrations.

In addition, TMBC undertakes automatic monitoring for NO_x and NO₂ at one site within the borough ('Tonbridge Roadside 2'). This automatic monitoring site is located in central Tonbridge, on the A26 within the Tonbridge High Street AQMA, approximately 18.3km south west of North Downs Woodland SAC. The monitor is classified as a roadside site and is therefore not considered representative of background concentrations.

The locations of monitoring sites discussed within this section are presented in Figure 4.

Automatic monitoring results from the Maidstone Rural monitoring site are presented below in Table 5. The data shows that annual mean NO_x concentrations at the rural site have been consistently low, and well below the UK NO_x limit value of 30µg/m³ (as NO₂) for the protection of vegetation.

Table 5: Automatic monitoring data for NO_x

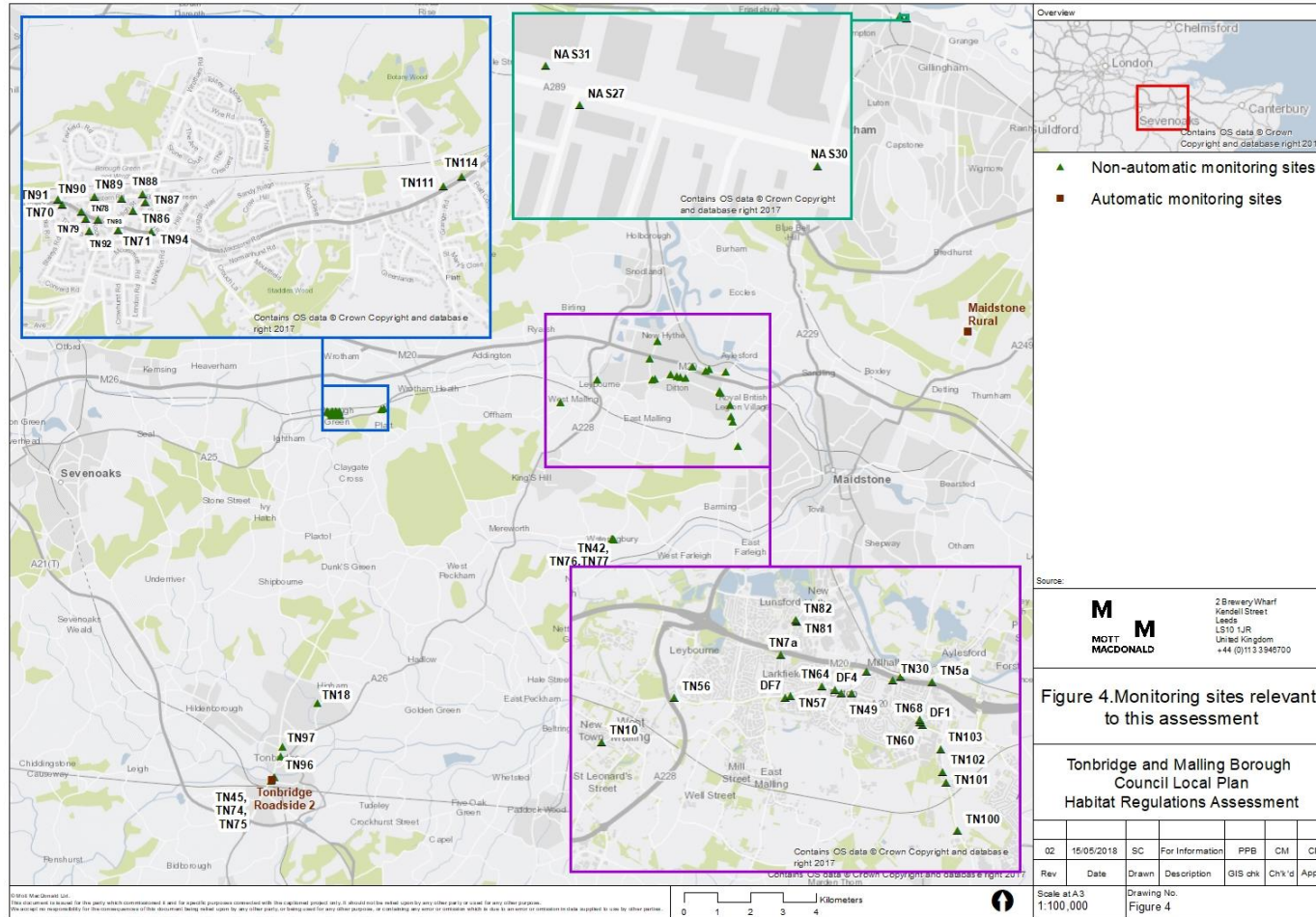
Site name	Site classification	National Grid reference		Annual mean NO _x concentration (µg/m ³) ^(a)		
		X	Y	2015	2016	2017 ^(b)
Maidstone Rural (CM2)	Rural background	580108	159703	15.9	16.7	15.9

Notes: (a) Data capture for all sites and years is >75%

Source: Kent and Medway Air Quality Monitoring Network (KentAir) <http://www.kentair.org.uk/>

Figure 4: Monitoring sites relevant to this assessment

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Source: Tonbridge and Malling Annual Status Report 2017

3.1.2.2 Non-automatic monitoring

TMBC undertakes non-automatic monitoring of NO₂ with diffusion tubes at 54 sites across the district. The majority of TMBC's diffusion tubes are installed at roadside/kerbside sites, which are not considered representative of background locations, but have been used in the process of model verification as described in section 4.4 and Appendix B. Diffusion tube monitoring includes three urban background monitoring sites, as shown in Figure 4 above.

Monitoring results for the urban background monitoring sites are presented in Table 6. To estimate the NO_x value from monitored NO₂, the NO_x to NO₂ ratio from the corresponding Defra background square in 2016 has been used. The monitoring data shows that NO_x concentrations at all background sites are well below the CLE of 30µg/m³.

Table 6: Diffusion tube monitoring data for NO₂ at background sites

Site name	Site ID	National Grid reference		Annual mean NO ₂ concentration (µg/m ³)			Annual mean NO _x concentration (µg/m ³)		
		X	Y	2015	2016	2017	2015	2016	2017
Offham Road, West Malling	TN10	567617	157635	14.9	17.3	14.4	20.1	23.3	19.4
Wilson Road, Tonbridge	TN18	560263	148509	12.2	13.6	13.6	16.3	18.2	18.2
Harrison Road, Borough Green	TN95	560830	157004	14.8	16.1	14.0	20.1	21.8	19.0

Source: TMBC Air Quality Annual Status Report 2017
All tubes have been bias adjusted
Data capture for all sites and years is >75%

3.1.3 Defra Projected Background Concentrations

Defra provides estimates of background pollution concentrations for NO_x, NO₂, PM₁₀ and PM_{2.5} across the UK for each one-kilometre grid square for every year from 2015 to 2030. Future year projections have been developed from the base year of the background maps, which is currently 2015. The maps include a breakdown of background concentrations by emission source, including road and industrial sources which have been calibrated against 2015 UK monitoring data. Background maps can be adjusted to remove road sources modelled in ADMS-Roads, in order to prevent double counting of the contribution of these sources to background concentrations. However, as only a limited number of roads within each grid square have been modelled, no sector removal has been carried out. This is considered a conservative but appropriate approach.

Background concentrations for the 1km grid squares covering the designated sites are presented in Table 7 below for 2016 (base year), 2025 (an interim year, for comparison) and 2030 (the latest available Defra year, assumed to be representative of the final Local Plan year of 2031). The data shows mapped background concentrations for all pollutants are below the relevant objectives.

Table 7: Defra projected background concentrations of NO_x and NO₂ for designated sites in 2016 and 2030 (µg/m³)

Designated site	1km grid square locations		2016		2025		2030	
	X	Y	NO _x	NO ₂	NO _x	NO ₂	NO _x	NO ₂
North Downs Woodland SAC	575500	160500	21.4	15.5	15.6	11.6	13.8	10.3
	576500	160500	19.1	13.9	14.4	10.7	12.9	9.7
	576500	159500	20.0	14.6	14.6	10.9	13.0	9.8

Designated site	1km grid square locations		2016		2025		2030	
	X	Y	NO _x	NO ₂	NO _x	NO ₂	NO _x	NO ₂
Peter's Pit SAC	577500	159500	17.9	13.1	13.2	9.9	11.8	8.9
	578500	159500	16.9	12.4	12.4	9.4	11.1	8.4
	579500	159500	16.6	12.3	12.1	9.2	10.8	8.2
	578500	158500	19.9	14.5	13.9	10.4	12.1	9.2
	579500	158500	21.7	15.7	14.7	11.0	12.7	9.6
	571500	162500	16.5	12.2	12.2	9.2	11.0	8.3
	572500	162500	16.4	12.1	12.1	9.1	10.9	8.3
	571500	163500	16.1	11.9	11.9	9.0	10.7	8.1
	572500	163500	16.2	12.0	12.0	9.0	10.8	8.2

Source: <https://uk-air.defra.gov.uk/data/laqm-background-maps>

3.1.4 Comparison with monitored concentrations

The NO_x background concentration for the 1km grid square containing the Maidstone rural background monitoring site in 2016 has been compared against the corresponding monitored data, as shown in Table 8.

Table 8: Comparison of monitored and Defra projected background concentrations for NO_x

Background site	1km grid square		Pollutant	2016 concentration (µg/m ³)		Scaling factor
	X	Y		Monitored	Mapped	
CM2	580500	159500	NO _x	16.7	16.5	1.012

Source: <https://uk-air.defra.gov.uk/data/laqm-background-maps>

The ratio of the monitored and Defra background data is 1.012, indicating that the Defra background maps are predicting accurately for rural background sites in the study area. Therefore, it is considered appropriate to use Defra background concentrations (as presented in Table 7 above) in the assessment.

3.2 Designated sites

Table 9 summarises key information from the citations for the two designated sites under consideration in this HRA screening assessment. Information is also presented on site conservation objectives and priority issues identified in Natural England's 'site improvement plans,' where available.

Table 9: Designated site citations

Parameter	North Downs Woodland	Peter's Pit
Site area	287.55ha	28.30ha
Local Authorities	TMBC, Gravesham, Medway, Maidstone Borough.	TMBC
Site description	This site consists of mature beech <i>Fagus sylvatica</i> forests and yew <i>Taxus baccata</i> woods on steep slopes. The stands lie within a mosaic of scrub, other woodland types, and areas of unimproved grassland on thin chalk soils. The beech and yew woodland is on thin chalk soils and where the ground flora is not shaded dog's mercury <i>Mercurialis perennis</i> predominates. Associated with it is stinking iris (<i>Iris foetidissima</i>) and several very scarce species such as lady orchid (<i>Orchis purpurea</i>) and stinking hellebore (<i>Helleborus foetidus</i>).	Peter's Pit is an old chalk quarry with adjoining soil-stripped fields on the North Downs, with scattered ponds situated amongst grassland, scrub, and woodland. The ponds have widely fluctuating water levels and support large breeding populations of great crested newt <i>Triturus cristatus</i> . The site has undulating terrain in which many rain fed ponds, of various sizes, have developed. Five ponds are sufficiently large to support very substantial populations of amphibians, particularly the great crested newt. The value of the site for newts is enhanced by the presence, around the

Parameter	North Downs Woodland	Peter's Pit
	The chalk grassland, on warm south-facing slopes, is dominated by upright brome <i>Bromopsis erecta</i> and sheep's-fescue <i>Festuca ovina</i> but supports many other plants which are characteristic of unimproved downland, including the nationally rare ground pine <i>Ajuga chamaepitys</i> .	edges and between the ponds, of areas of scrub with loose rock which serve as day and winter refuges. Aquatic vegetation provides shelter in the pond environment.
Qualifying features	Taxus baccata woods of the British Isles (Yew-dominated woodland) (priority habitat ⁹) Asperulo-Fagetum beech forests (Beech forests on neutral to rich soils) Semi-natural dry grasslands and scrubland facies: on calcareous substrates (Festuco-Brometalia) (Dry grasslands and scrublands on chalk or limestone)	Triturus cristatus (Great crested newt)
Component SSSI condition	Halling to Trottscliffe Escarpment – all component SSSI units are in 'favourable' or 'unfavourable – recovering' condition except one unit in 'unfavourable – no change' condition. Three units have a medium condition threat risk, others have no identified condition threat ¹⁰ . Wouldham to Detling Escarpment – all of the component SSSI units are in 'favourable' or 'unfavourable – recovering' condition. One unit has a medium condition threat risk, others have no identified condition threat. ¹¹	Peter's Pit - all of the component SSSI units are in 'favourable' condition with no identified threats to condition ¹² .
Conservation objectives	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: <ul style="list-style-type: none"> • The extent and distribution of the qualifying natural habitats • The structure and function (including typical species) of the qualifying natural habitats • The supporting processes on which the qualifying natural habitats rely 	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the favourable conservation status of its qualifying features, by maintaining or restoring; <ul style="list-style-type: none"> • The extent and distribution of the habitats of qualifying species • The structure and function of the habitats of qualifying species • The supporting processes on which the habitats of qualifying species rely • The populations of qualifying species • The distribution of qualifying species within the site.
Site improvement plan: priority issues	<ul style="list-style-type: none"> • Public access/disturbance • Forestry and woodland management • Invasive species • Air pollution: impact of atmospheric nitrogen deposition. 	None at present.

Source: Natural England <https://designatedsites.naturalengland.org.uk/>

3.2.1 Nitrogen deposition and critical loads

The UK Air Pollution Information System (APIS) is a web-based database that incorporates available research on air pollution and its environmental impacts. The database allows users to search for information on particular air pollution issues (eg acidification, eutrophication), pollutants (eg SO₂, NO_x), habitats (eg Native Pine Woodland and Acid Grassland) and

⁹ Some of the natural habitats and species listed in the Habitats Directive and for which SACs have been selected are priorities for conservation at a European scale and are subject to special provisions in the Directive and the Habitats Regulations. These priority natural habitats and species are denoted by an asterisk (*) in Annex I and II of the Directive.

¹⁰<https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1003779&SiteName=halling&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=>

¹¹<https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001339&SiteName=wouldham&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=>

¹²<https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001745&SiteName=peter&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=>

species/species groups (eg Scots Pine, Brown Trout, Mosses). In addition, the system provides overviews on the pollutants, receptors, and impacts, as well as a glossary and relevant literature.

The primary use of the database for air quality assessments is the facility that enables the user to search for location-specific background pollutant (NO_x, SO₂, NH₃) concentrations and deposition (nitrogen and acid) rates for relevant habitats.

APIS uses a combination of measured and modelled data sources in formulating its outputs. Measured data is obtained from UK monitoring networks such as those operated by Defra and individual Local Authorities. The nitrogen deposition rates at the two designated sites within the study area have been obtained from APIS and are presented in Table 10.

Table 10: Estimated nitrogen deposition for each key feature/habitat at the designated sites

Designated site	Feature/habitat	Total deposition (kg N/ha/yr)	
		Range (min-max)	Average
North Downs Woodland SAC	Taxus baccata woods of the British Isles	22.82 - 26.74	24.43
	Asperulo-Fagetum beech forests	22.82 - 26.74	24.43
	Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia)	13.86 - 15.54	14.62
Peter's Pit SAC	Triturus cristatus - Great crested newt	12.46 - 12.46	12.46

Source: APIS (www.apis.ac.uk). Data is based on a 3-year mean for 2014-16.

APIS also produces estimates of CLOs for each habitat type present at a given location, as shown in Table 11.

Table 11: Critical load ranges at the designated sites

Designated site	Habitat	CLO class	Empirical CLO (kg N/ha/yr)
North Downs Woodland SAC	Yew-dominated woodland	Coniferous woodland	5-15
	Beech forests on neutral to rich soils	Fagus woodland	10-20
	Dry grasslands and scrublands on chalk or limestone	Sub-Atlantic semi-dry calcareous grassland	15-25
Peter's Pit SAC ^(a)	Broadleaved and mixed yew woodland	Yew-dominated woodland	5-15

Notes: (a) No comparable habitat with established critical load estimate (according to APIS information for this SAC), as sensitivity to N deposition depends on N and P (phosphorous) limitation and is therefore site specific. CLO information for the underlying SSSI (Peter's Pit – Terrestrial Habitat Unit 5) is presented instead, applying the most conservative CLO range.

Source: APIS (www.apis.ac.uk)

As shown in Table 10 and Table 11, the estimated background deposition for both of the woodland habitats at North Downs Woodland SAC exceeds the corresponding CLOs for nitrogen deposition, regardless of which end of the range is applied. The average nitrogen deposition for calcareous grasslands is just below the minimum nitrogen deposition CLO.

At Peter's Pit SAC, the underlying SSSI adjacent to the modelled roads in this assessment is 'Peter's Pit – Terrestrial Habitat Unit 5' which is a broadleaved and mixed yew woodland habitat. The average background nitrogen deposition at this site exceeds the minimum end of the CLO range but is slightly lower than the higher end of the range.

3.3 Summary

Monitored concentrations of NO_x at background Local Authority monitoring sites are in good agreement with Defra modelled background concentrations, which are deemed representative of background concentrations at the designated sites. These concentrations are well below the NO_x CLE.

However, nitrogen deposition estimates obtained through APIS show that nitrogen deposition at the North Downs Woodland SAC exceeds the CLO range for woodland habitats. Nitrogen deposition at the Peter's Pit SAC is towards the higher end of the CLO range for the underlying habitat, meaning it exceeds the minimum CLO.

4 Assessment approach

4.1 Overview

This section sets out the approach that has been taken for the assessment of impacts on air quality as a result of the proposed strategic development sites.

4.2 Assessment years and scenarios

A base year of 2016 has been modelled to enable verification of the model against monitored air quality data. Predicted changes in air quality have also been modelled for the end of the plan period (2031), including a 'with-development' and 'without-development' scenario to allow the impacts of the proposed strategic development to be determined.

In summary, the following scenarios were modelled:

- Base year, 2016
- Final year, 2031 with-development
- Final year, 2031 without-development

4.3 Modelling approach

4.3.1 Model selection

The assessment uses the latest version of a dispersion model called 'ADMS¹³-Roads' (version 4.1.1, released January 2018); a PC-based model of dispersion in the atmosphere of pollutants released from road traffic sources, produced and validated by Cambridge Environmental Research Consultants (CERC). This model is widely used in the UK, including by Local Authorities for Review and Assessment purposes and to support planning application assessments.

4.3.2 Meteorological data

The most important meteorological parameters governing atmospheric dispersion of pollutants are wind direction, wind speed and atmospheric stability as described below:

- Wind direction determines the sector of the compass into which the plume is dispersed
- Wind speed affects the distance which the plume travels over time and can affect plume dispersion by increasing the initial dilution of pollutants and inhibiting plume rise
- Atmospheric stability is a measure of the turbulence of the air, and particularly of its vertical motion. It therefore affects the spread of the plume as it travels away from the source. New generation dispersion models, such as ADMS-roads, use a parameter known as the Monin-Obukhov length that, together with the wind speed, describes the stability of the atmosphere.

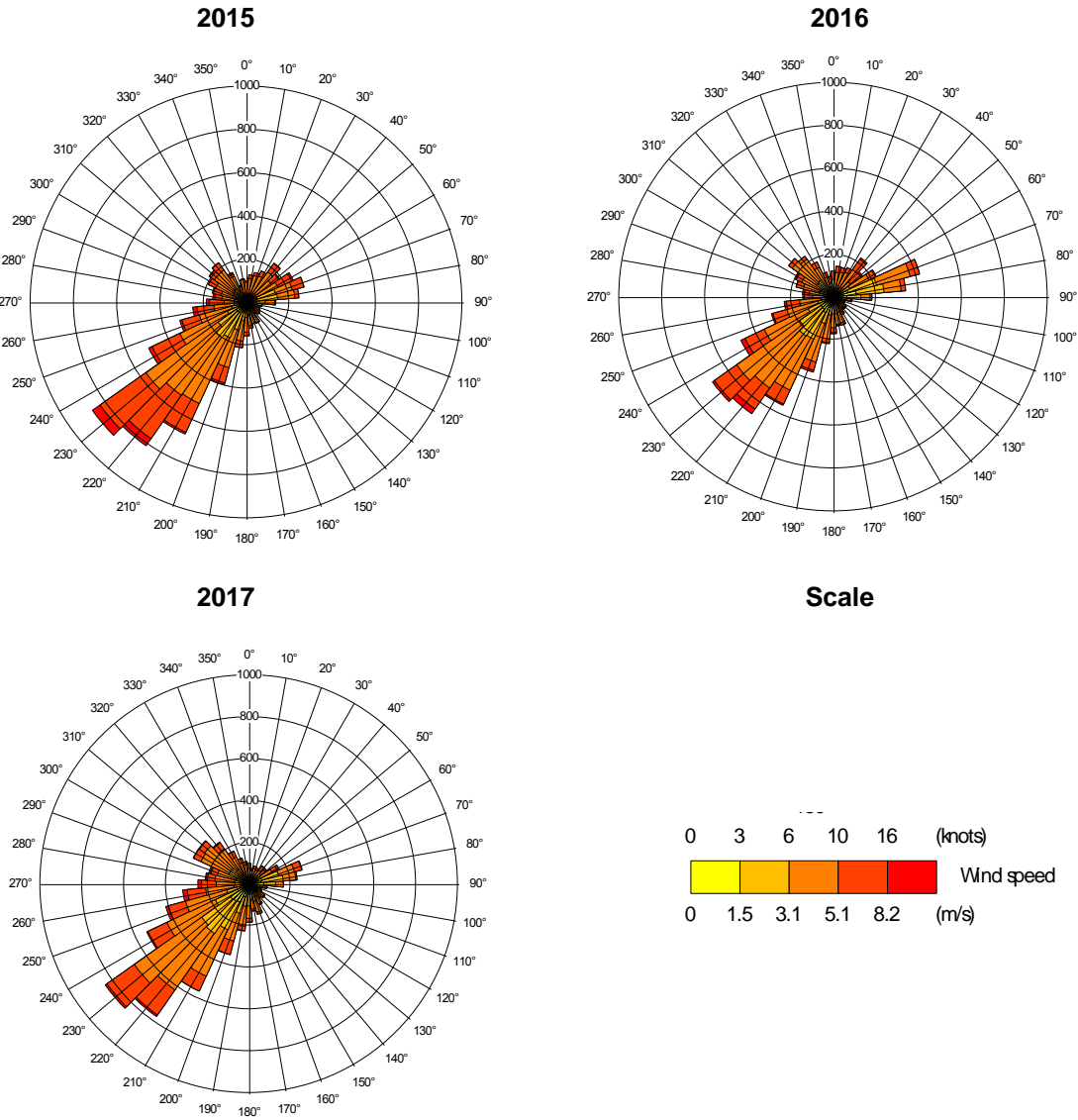
For meteorological data to be suitable for dispersion modelling purposes, a number of meteorological parameters are measured on an hourly basis. These parameters include wind speed, wind direction, cloud cover and temperature.

There are only a limited number of sites where the required meteorological measurements are made in the region around the study area. The closest representative site is Gatwick Airport,

¹³ ADMS (Advanced Dispersion Modelling Software)

approximately 30km west of the closest strategic development site (Upper and Lower Haysden, south-west Tonbridge). The modelling has used 3 years of hourly sequential meteorological data from 2015 to 2017. Wind roses for the data are presented in Figure 5.

Figure 5: Gatwick Airport meteorological station windroses



4.3.3 Terrain and surface roughness

The presence of elevated terrain can affect the dispersion of pollutants by increasing turbulence and, hence, plume mixing which can reduce ground level concentrations. There are no significant terrain features in the study area which have slopes with a gradient of greater than a one in ten elevation gain. Therefore, in accordance with the model user manual, terrain data has not been included with the assessment. Local changes in elevation (ie individual roads with steep gradients) have been accounted for in the emission factors used, as described in section 4.3.5).

Roughness of terrain over which a plume passes can have a significant effect on dispersion by altering the velocity profile with height, and the degree of atmospheric turbulence. The modelled area is at present a mixture of agricultural land and small towns, with receptors generally located within small urban residential areas. A surface roughness of 0.5 has been assigned, representative of parkland and open suburbia. The meteorological data site (Gatwick Airport) has also been assigned a surface roughness of 0.5, due to the suburban area to the south west of the site (where the predominant wind direction is from).

4.3.4 Traffic data

The prediction of changes in air quality, including the assessment of 'in combination' effects of other predicted growth in surrounding districts Local Plans, is reliant on the availability of traffic data. For this assessment, traffic flows in 24 hour annual average daily traffic (AADT) flow format have been provided by Mott MacDonald traffic consultants for:

- 2016 base year
- 2031 final plan year, with and without development

Traffic flows and speeds are predominantly derived from previous surveys, automatic traffic counts (ATC) and DfT traffic count sites. In some cases, the traffic consultants used professional judgement to make assumptions about the data in order to provide more complete data coverage. Where speed data was not available or not reliable, the speed limits applicable to the road have been used instead.

Traffic data has been provided with a breakdown of LDVs and HDVs, and average speed in kph for each road link included in the study area. Appendix B presents the traffic data used for this assessment.

4.3.5 Emission factors

The Emission Factor Toolkit (EFT) (Version 8.0.1), released December 2017, has been used to provide emissions factors for use within the modelling based on road traffic flows, Heavy Duty Vehicles (HDV) percentage and vehicle speeds for each of the links included in the model. The EFT has been run using a year of 2030 (the latest available year), to represent the final Local Plan year of 2031. Uncertainties regarding this assumption are discussed in section 4.4 below.

At junctions, speeds have been reduced to 20kph. This is more conservative than the approach suggested in Defra Local Air Quality Management: Technical Guidance (LAQM (TG16)) guidance (Defra, 2016a) which suggests a 10kph reduction for 'non-busy' junctions:

"For a busy junction, assume that traffic approaching the junction slows to an average of 20 kilometres per hour. In general, these speeds are relevant for approach distances of approximately 25 metres.

For other junctions (non-motorway) and roundabouts where some slowing of traffic occurs, you should assume that the speed is 10 kilometres per hour slower than the average free flowing speed".

However, a reduction to 20kph across all junctions was considered appropriate given the potential for heavy congestion to occur at junctions within the modelled areas and following model adjustment as part of the verification process which showed the model performed better when assuming slower junction speeds. A 10 kilometre per hour reduction on vehicle speed has been assumed at roundabouts.

Certain roads within the study area also experience significant localised changes in elevation. Gradients can affect air quality by increasing the emission rate of vehicles travelling uphill, reducing emissions from vehicles travelling downhill, and also by altering the distance from the road to nearby receptors. This has been accounted for in the dispersion modelling assessment by using Defra guidance on factoring emissions for gradient changes¹⁴, and by adjusting the relative heights of roads and receptors in the model for the A249 Detling Hill, which runs adjacent to the North Downs Woodland SAC.

4.4 Addressing uncertainty

Dispersion modelling has associated with it an inherent level of uncertainty, primarily as a result of:

- Uncertainties with emissions data
- Uncertainties with traffic data
- Uncertainties with projections of future background concentrations
- Uncertainties with recorded meteorological data
- Simplifications made in the model algorithms or post processing of the data that represent atmospheric dispersion or chemical reactions.

The performance of the roads aspect of the air quality model has been evaluated in this assessment using air quality measurements to verify model outputs. The model outputs have then subsequently been adjusted against the measurements to improve the robustness of the predictions. This model verification process has been undertaken in line with Defra guidance and is discussed in Appendix B.

Uncertainties regarding assumptions on future changes in emissions factors and background concentrations are discussed below.

4.4.1 Background concentrations and deposition rates

Defra's emission factor toolkit and projected background maps assume a certain level of improvement in air quality in future years, as the vehicle fleet composition gradually changes to include a greater proportion of lower emission vehicles. However, the assumptions made are known to be uncertain and the rate of improvement in recent years has been slower than Defra projections suggest. Therefore, the Defra tools may overestimate the extent of air quality improvements by the final Local Plan year of 2031. IAQM draft guidance suggests that 'reasonable assumptions' should be made about expected improvements over the Local Plan lifetime. It is considered too conservative to assume no improvement, but not conservative enough to assume the Defra projections are accurate. Therefore, this assessment has assumed that background concentrations in 2025 (the interim Local Plan year) will be representative of background concentrations at the final Local Plan year. This assumes some level of improvement, but at a slower rate than the Defra projections and is therefore considered a reasonable approach.

Emission factors from the latest available Defra toolkit year of 2030 have been used (representing emission factors in 2031). It is considered that using earlier emission factors in

¹⁴ Defra's TG16, Chapter 7, Section 3 – Estimating Emissions, contains guidance on incorporating gradient effects into calculated emission rates: "Road gradient can have a significant effect on vehicle emissions. Even hills with slight gradients can increase the power demanded from the vehicle engine, particularly for HDVs. As the power-demand increases, emissions increase. For vehicles going down the hill, the opposite occurs, and emissions decrease. Therefore, calculated vehicle emissions may need to be adjusted...For passenger cars and LDVs, the normal speed-related EFs should be used, taking into account that the average speed on the hill section may differ from that on the flatter sections either side of the hill. However, road gradients can lead to larger and significant changes in emissions generated by HDVs."

addition to 2025 background concentrations would make the results of the assessment too conservative, and would therefore not be a reasonable assumption.

Guidance is also available on the adjustment of background nitrogen deposition rates to future years. DMRB suggests a 2% annual reduction is appropriate, however this is now widely acknowledged to be an overestimation of the improvements. Therefore, a 2% reduction has been applied up the interim year of 2025, and background deposition rates in 2025 have been assumed to be representative of the final Local Plan year of 2031. Whilst this approach is not prescribed in any guidance, it is widely acknowledged within the professional air quality community to be a reasonable approach to addressing uncertainty over future changes in background deposition rates. The use of a consistent interim year to determine background concentrations and background deposition rates is appropriate and provides consistency in the assumptions made.

4.5 Calculating deposition

Rates of nitrogen deposition (referred to as 'deposition flux') are directly related to concentrations of atmospheric pollutants which contain nitrogen. The deposition flux (F) of a pollutant is calculated using the following equation:

$$F = V_d \times C$$

Where...

C is the annual mean concentration of the pollutant (in $\mu\text{g}/\text{m}^3$);

V_d is the deposition velocity in m/s (this value changes according to the pollutant and the type of vegetation it is being deposited to; values are typically determined experimentally and are available in the relevant literature);

F is the deposition flux (in units of $\mu\text{g}/\text{m}^2/\text{s}$, which can be converted to units of kg/ha/year by multiplying the deposition flux by a conversion factor of 96, for comparison with published values and critical load ranges).

For the purposes of this assessment, deposition velocities have been taken from AQTAG guidance, reproduced in Table 12 for NO_x (as NO_2).

Table 12: Nitrogen dioxide deposition velocity

Pollutant	Habitat type	Deposition velocity (m/s)
NO_x as NO_2	Grassland	0.0015
	Forest	0.003

Source: Air Quality Technical Advisory Group

4.6 Assessment criteria

A number of approaches can be used to determine whether the potential air quality effects of a proposed development are significant. However, there remains no universally recognised definition of what constitutes 'significance' for air quality effects.

Guidance is available from a range of regulatory authorities and advisory bodies on how best to determine and present the significance of effects within an air quality assessment. It is generally considered good practice that, where possible, an assessment should communicate effects both numerically and descriptively.

Air quality assessments of impacts on ecological receptors generally start with screening out of ‘insignificant’ effects. Guidance from the UK Environment Agency¹⁵, IAQM¹⁶ and Highways England¹⁷ tend towards the use of a 1% screening criteria. Therefore, for the purposes of this assessment, where the predicted change in concentration between the DM and DS scenarios is less than 1% of the NOx CLE, impacts are considered to be insignificant and the CLEs for that site have not been assessed further. Similarly, the change in nitrogen deposition between the DM and DS scenarios has been compared with 1% of the applicable CLO for each habitat/site, with impacts less than 1% screened out as insignificant.

It is important to note that where impacts are greater than 1%, effects are not necessarily considered ‘significant’. The assessment of significance for these impacts has been undertaken by an ecology specialist, based on professional knowledge relating to the specific nitrogen sensitivities of the habitats and sites under consideration.

4.7 Receptors

The assessment has primarily focused on those receptors likely to experience the highest concentrations and/or greatest change in concentrations as a result of the proposed development.

The dispersion modelling included a discrete ‘worst-case’ receptor at the boundary of each designated site, closest to the road links expected to have the greatest increases in traffic. Receptor locations are presented in Table 13 shown in Figure 6.

Table 13: Modelled ecological receptors

ID	Receptor name	National Grid reference		Designated site	Underlying habitat	Empirical CLO (kg N/ha/yr)
		X	Y			
1	Peter’s Pit	572146.2	163029.7	Peter’s Pit SAC	Broadleaved and mixed yew woodland	5-15
2	North Downs Woodland East	579399.3	158447.1	North Downs Woodland SAC	Yew-dominated woodland	5-15
3	North Downs Woodland West	575310.0	160257.1		Beech forests on neutral to rich soils	10-20

Source: Mott MacDonald

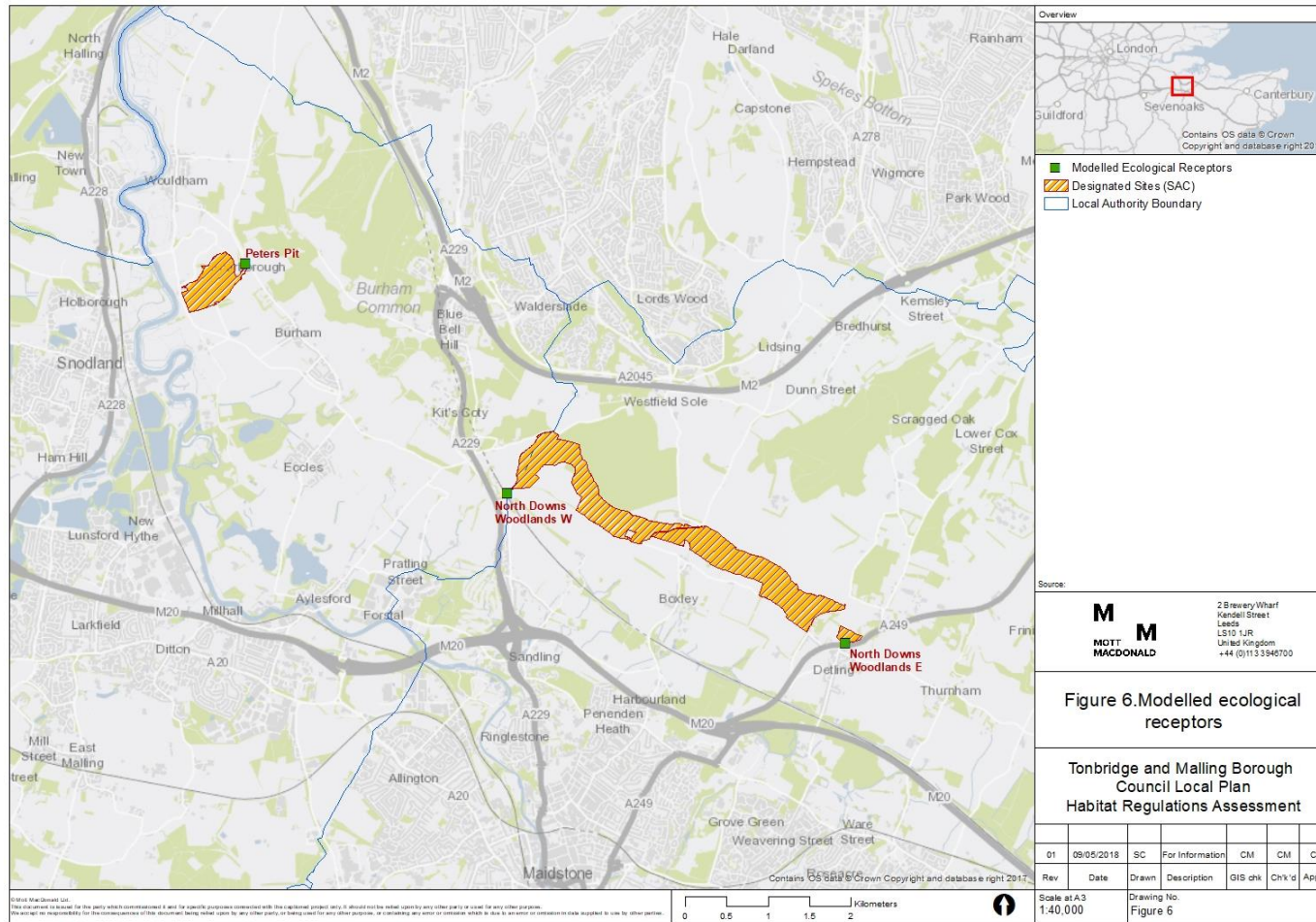
¹⁵ <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>

¹⁶ Draft IAQM guidance released for consultation in 2017 suggests that where changes in concentrations are less than 1% of the critical level, detailed assessment of nitrogen deposition may not be necessary.

¹⁷ DMRB considers increases in NOx of less than 0.3ug/m3 (ie 1% of the NOx critical level) to be imperceptible; increases of over 0.4ug/m3 where the critical level is exceeded indicate that further analysis in the form of nitrogen deposition calculations are required.

Figure 6: Modelled ecological receptors

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Source:
M M
 MOTT
 MACDONALD
 2 Brewery Wharf
 Kendell Street
 Leeds
 LS10 1JR
 United Kingdom
 +44 (0)113 3946700

Figure 6. Modelled ecological receptors

Tonbridge and Malling Borough
 Council Local Plan
 Habitat Regulations Assessment

Rev	Date	Drawn	Description	GIS chg	Ch'k'd	App'd
01	09/05/2018	SC	For information	CM	CM	CM

Scale at A3
1:40,000

Drawing No
Figure 6

Source: Defra Spatial Data Catalogue (environment.data.gov.uk)

5 Air quality impacts of new development

5.1 Overview

This Section presents the potential impacts predicted to occur as a result of the proposed strategic development within Tonbridge and Malling. The assessment is based on an iteration of the development strategy in the draft Local Plan that was available at the time the evidence was prepared. This may evolve, taking account of consultation responses and other pieces of evidence.

Impacts have been predicted at the ecological receptors identified within section 4.7 for the final Local Plan year (2031). As noted in Section 2.1.2, this assessment presents predicted changes between the do-minimum (ie without TMBC development but with growth in neighbouring authorities) and do-something (ie with TMBC and neighbouring authority growth) scenarios. Therefore, impact descriptors relating to predicted changes in traffic flows refer to the changes due to the TMBC Local Plan only. However, the total concentrations presented for the do-something scenario take account of the 'in combination' effects of TMBC's Local Plan and plans from neighbouring authorities. For comparison, NO_x concentrations for the 'base year' of 2016 are also presented.

5.2 Critical levels

Modelled results at the three ecological receptors are presented in Table 14 for the NO_x CLE.

Table 14: Modelled NO_x CLE results

Receptor	Base year total NO _x (µg/m ³)	Future year NO _x concentration (µg/m ³)				Change as % of CLE (e)	Total DS as % of CLE	Total DS exceedance of CLE?
		BG ^(a)	Total DM NO _x ^(b)	Total DS NO _x ^(c)	Change NO _x ^(d)			
Peter's Pit SAC	33.3	12.0	17.5	17.6	0.1	0.4	58.6	No
North Downs Woodland SAC East	82.1	14.7	25.8	26.4	0.6	2.1	88.1	No
North Downs Woodland SAC West	38.4	15.6	20.8	21.3	0.5	1.7	71.2	No

Notes: (a) BG: Background concentrations from Defra background maps (year 2025 assumed)
(b) Total DM: Do-minimum scenario (ie without development in 2031) contribution added to background.
(c) Total DS: Do-something scenario (ie with strategic development in 2031) contribution added to background
(d) CLE: Critical level for NO_x (30µg/m³)
(e) Values less than 1% are considered 'insignificant'. Values greater than 1% require further analysis and are highlighted in **bold**.

The results indicate that predicted increases at Peter's Pit SAC would be just 0.1µg/m³ NO_x, which is less than 1% of the NO_x CLE. The total NO_x concentration in the final Local Plan year of 2031 is predicted to be well below the CLE (just 58.6% of the CLE). Therefore, these impacts are considered to be insignificant and do not require further assessment.

Impacts at North Downs Woodland are predicted to be greater than at Peter's Pit, with a predicted increase in NO_x concentrations due to the strategic development of 2.1% of the CLE at the eastern side (adjacent to the A249) and 1.7% on the western side (close to the A229). Total NO_x remains below the CLE at both of these modelled receptors, however the impacts require further consideration by an ecologist as they exceed the 1% screening criteria. Section 5.4 below presents the ecologist's findings on the significance of these impacts.

The base year (2016) NO_x concentrations are predicted to be above the CLE at all sites, most notably at North Downs Woodland East, where concentrations are predicted to be nearly three times the CLE. In comparison, the future year (2031) DS concentrations are below the CLE at all modelled receptors; these results indicate that impacts of increased traffic as a result of the proposed strategic developments will be offset by improving emission factors and background concentrations, such that future year concentrations are expected to be much lower than the base year of 2016.

5.3 Critical loads

Modelled results at the three ecological receptors are presented in Table 15 for the nitrogen deposition CLO.

Table 15: Modelled nitrogen deposition CLO results

Receptor	Most N-sensitive habitat present	Base year 2016 N-dep (kg/ha/yr)	Future year nitrogen deposition (kg/ha/yr)			Change N-dep	CLO ^(d) (Min-Max)	Change as % of Min CLO ^(e)	Change as % of BG	Total DS exceedance of Min CLO?	Existing BG exceedance of Min CLO?
			BG ^(a)	Total DM NO _x ^(b)	Total DS NO _x ^(c)						
Peter's Pit SAC	Broadleaved and mixed yew woodland	17.4	10.4	12.0	12.0	0.03	5-15	0.7	0.2	Yes	Yes
North Downs Woodland SAC East	Yew-dominated woodland	44.1	22.3	23.9	24.0	0.09	5-15	3.6	0.8	Yes	Yes
North Downs Woodland SAC West	Beech forests on neutral to rich soils	31.6	22.3	23.0	23.1	0.07	10-20	1.5	0.7	Yes	Yes

Notes: (a) BG: Maximum background deposition from APIS, adjusted by 2% annually from 2016 to an interim year 2025
 (b) Total DM: Do-minimum scenario (ie without development in 2031) contribution added to background.
 (c) Total DS: Do-something scenario (ie with strategic development in 2031) contribution added to background
 (d) CLO: For each site, the most nitrogen sensitive habitats have been selected and the minimum critical load from available ranges for that habitat is used in the % change calculations, to provide a conservative assessment
 (e) Values less than 1% are considered 'insignificant'. Values greater than 1% require further analysis and are highlighted in **bold**.

The results indicate that predicted increases in nitrogen deposition at Peter's Pit SAC would be just 0.03 kg/ha/yr, which is less than 1% of the minimum N deposition CLO applied to the habitat at this location. It should be noted that the modelled receptor location is at the closest boundary to the road, and the minimum CLO has been applied, and therefore the assessment is conservative. Total N deposition in the final Local Plan year of 2031 is predicted to exceed the minimum CLO, however this is attributed to the high existing background N deposition which would already exceed the minimum CLO. Total N deposition is below the maximum CLO for the habitat. Overall, taking account of the small increase in N deposition associated with the Local Plan, and the high background N deposition rates, these impacts are considered to be insignificant and do not require further assessment.

Impacts at North Downs Woodland East, where the underlying habitat is classified as Yew-dominated woodland, are predicted to be 3.6% of the minimum CLO of 5kg/ha/yr, corresponding to an increase of 0.18kg/ha/yr. The increase at North Downs Woodland West is predicted to be 0.15kg/ha/yr, which is 1.5% of the minimum CLO of 10kg/ha/yr. Background deposition at both of these locations exceeds the minimum and maximum CLOs, and therefore both the Do-Minimum and Do-Something scenarios predict an exceedance of the CLO in 2031. These N deposition impacts require further consideration by an ecologist as they exceed the 1% screening criteria. Section 5.4 below presents the ecologist's findings on the significance of impacts at North Downs Woodland SAC.

Comparison of the 2031 DS nitrogen deposition rates with the predicted base year (2016) deposition indicates that exceedances of the CLO are predicted to be much worse in the base year, and that future nitrogen deposition at the three ecological sites is expected to be much lower despite the increase in traffic flows. This can primarily be attributed to expected improvements in emission factors and a reduction in background concentrations in future years.

5.4 Ecology findings for North Downs Woodland SAC

None of the underlying SSSI units at the modelled receptor locations have unfavourable status. It is acknowledged that the assessment of status would look at the entire unit and therefore it may be unlikely that very localised impacts next to the road would be picked up. The SSSI underlying North Downs Woodland SAC East is Wouldham to Detling Escarpment (Lynch Bank, unit number 26), which is a relatively small unit such that the majority of the unit is within 200m of the road and therefore overall SSSI condition as assessed is likely to be affected by road emissions. The SSSI underlying North Downs Woodland SAC West is also Wouldham to Detling Escarpment (White Horse Stone Woodland, unit number 15). This unit is largely located away from road sources; however, the modelled receptor location is approximately 160m from the A229 road and therefore the impacts of road emissions at this location are not expected to be substantially different than impacts further into the SSSI (given that impacts from road emissions typically revert to background levels around 200m from the road). Therefore, the SSSI condition assessments are considered appropriate to apply to the modelled locations at North Downs Woodland SAC.

Given that the baseline nitrogen deposition at North Downs Woodland SAC already exceeds the CLOs, but none of the underlying SSSI units has unfavourable status, it is considered unlikely that very small changes (ie an increase of just 0.8% of the background deposition at North Downs Woodland East) would have a perceivable impact on the habitats present. Therefore, the modelled results are not significant and there is no requirement to proceed to the Appropriate Assessment (Stage 2 of the HRA process).

6 Options for minimising air quality impacts from new development

6.1 Overview

The air quality assessment has shown that the proposed strategic development would not result in a significant deterioration of air quality or increase in nitrogen deposition at designated sites. Nevertheless, TMBC will still consider options for minimising the impacts of strategic development in order to reduce impacts on designated sites as far as practicable. This section explores some potential options available. It is important to note that these mitigation measures have been incorporated into the modelling assessment presented in this report (ie modelled impacts are predicted on the basis that no mitigation is applied). The options presented in this chapter have been identified as potential means of reducing traffic impacts, which would be expected to improve air quality.

6.2 Generic good practice mitigation measures to reduce emissions

This section outlines generic good practice mitigation measures that should be considered for all strategic development within the TMBC Local Plan, to reduce emissions of pollutants at the source.

Modal shift options, such as increasing use of cycling, walking, rail and bus services and reducing private car use, are to be considered as a priority. TMBC are encouraged to develop sustainable transport plans for the strategic development sites as early as practicable to support this modal shift. These plans will need to take account of existing public transport options in the area and identify potential improvements such as additional cycling routes, more frequent and/or more direct bus services to connect with railways or commercial centres, low emission bus services and contributions to electric vehicle charging infrastructure. It is recommended that TMBC require major developers to maximise opportunities for incorporating electric vehicle charging points into new residential areas, and explore options for the introduction of commercial 'car clubs' with low emission car sharing and bike hiring schemes.

Other options to consider for residential development include¹⁸:

- A 'welcome pack' available to all new residents containing information and incentives to encourage the use of sustainable transport modes
- Eco-driver training and provision of eco-driver aid to all residents
- Designation of parking spaces for low emission vehicles
- Improved cycle paths to link cycle network
- Adequate provision of secure cycle storage

Commercial developments should also consider:

- Differential parking charges depending on vehicle emissions
- Public transport subsidy for employees
- Use of ultra-low emission service vehicles

¹⁸ Adapted from Kent & Medway Air Quality Partnership (December 2015). Air Quality Planning Guidance (Mitigation Option A). http://kentair.org.uk/documents/K&MAQP_Air_Quality_Planning_Guidance_Mitigation_Option_A.pdf

- Support local walking and cycling initiatives
- On-street EV recharging

6.3 Site specific mitigation

Habitat management could also be considered at North Downs Woodland to specifically address the effects of increased NO_x levels and nitrogen deposition. Habitat management may either maintain the target habitats in a favourable condition, despite additional nitrogen inputs, or mitigate the effects of air pollution. IAQM draft guidance provides some suggested habitat management techniques, including cutting (with or without removal of arisings), scrub and tree removal, the introduction of hemi-parasitic plant species and hydrological management. Creation of 'shelterbelts' (bands of permanent woodland and/or shrub cover) could also be considered.

Research published in 2013¹⁹ indicates that for broadleaved, mixed and yew woodland habitats (the most nitrogen sensitive habitats present at the North Downs Woodland SAC), litter removal, grazing and browsing, thinning or harvesting, and burning may be considered. Of these methods, litter removal is considered to have the highest potential to mitigate nitrogen impacts on habitat suitability and the most evidence (eg long term (>16 year) studies of litter removal in European forests).

It is important to note that habitat management to target the effects of nitrogen deposition must be carefully considered and planned, as it may have unintended impacts on other aspects of the functioning of the habitat, such as species diversity and nutrient cycling.

¹⁹ Stevens, C., Jones, L., Rowe, E., Dale, S., Payne, R., Hall, J., Evans, C., Caporn, S., Sheppard, L., Menichino, N., Emmett, B. 2013. Review of the effectiveness of on-site habitat management to reduce atmospheric nitrogen deposition impacts on terrestrial habitats. CCW Science Series Report No: 1037 (part A), 186pp, CCW, Bangor <http://jncc.defra.gov.uk/pdf/ccwsciencereport1037.pdf>

7 Conclusions

The air quality assessment involved dispersion modelling of traffic impacts associated with the proposed TMBC Local Plan, in combination with other planned and committed development and growth in neighbouring authorities, on NO_x concentrations and nitrogen deposition rates at two SACs within Tonbridge and Malling:

- Peter's Pit SAC
- North Downs Woodland SAC

The traffic data used in the assessment was produced using the Department of Transport's TEMPro factors, which take account of planned and committed development (ie draft and adopted Local Plans, and other available information) in authorities across England, to derive background growth factors for traffic in future years. Traffic generation due to the TMBC Local Plan was calculated separately and added to the background growth to generate future year traffic flows.

Impacts on other designated sites within 7km of TMBC (Queensdown Warren SAC and Medway Estuary SPA and Ramsar), and the Ashdown Forest SAC (which was considered due to recent developments in case law) were screened out as insignificant prior to the assessment, due to the low increases in traffic flows expected around these sites.

The assessment has demonstrated that impacts of the proposed TMBC Local Plan, in combination with other development in neighbouring authorities, would have 'insignificant' effects on the Peter's Pit SAC.

This HRA screening assessment has therefore focussed on the North Downs Woodland SAC, at which the modelling predicted increases in NO_x concentrations and nitrogen deposition of greater than 1% of the CLE and minimum CLO. Following available guidance, these impacts were further analysed in the context of the ecological baseline to determine their significance. Given that baseline nitrogen deposition at North Downs Woodland SAC already exceeds the CLOs, but none of the underlying SSSI units has unfavourable status, it is considered unlikely that the very small changes predicted by the assessment would have a perceivable impact on the habitats present. Therefore, the impact on North Downs Woodland SAC is not considered significant and there is no justification to proceed to the Appropriate Assessment (Stage 2 of the HRA process).

Options for mitigation to reduce the predicted traffic impacts and thus improve air quality across the study area have been suggested. These options include modal shift, the provision of electric vehicle charging points, junction improvements, encouraging more cycling and walking as well as sustainable transport plans. It should be noted that mitigation measures have not been incorporated into the modelling, but instead are suggested as potential means to reduce the predicted impacts. In addition, habitat management of the North Downs Woodland SAC may be considered to mitigate the effects of additional nitrogen deposition, however this must be carefully considered and planned, as it may have unintended impacts on other aspects of the functioning of the habitat.

Appendices

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A. Local Plan strategy phasing

A.1 Overview

Table 16 in this appendix presents the proposed number of properties to be developed in each of the nine development plots that make up the five strategic development sites, and illustrates how the development will be phased from 2019 onwards.

Education requirements for the five strategic sites have been provided by TMBC as follows:

- A - Bushey Wood: 1 x 3FE Primary School
- B - South Aylesford (Hermitage Lane): 2 x 3FE Primary School
- C - Borough Green Gardens (Phase 1A + 1B): 2 x 2FE Primary Schools
- D - North of Kings Hill: 1 x 3FE Primary School + 1 x Secondary School
- E - South Tonbridge: 1 x 2FE Primary School

The traffic data used in this air quality assessment was calculated on the basis of this assumed development phasing strategy.

Table 16: Development sites – proposed numbers and phasing

Strategic site	Plot name	Plot ref	Number of properties to be developed, per year											Total up to 2031	Post 2031
			19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	30/31		
A	Bushey Wood, Eccles	15	0	0	0	0	0	75	150	150	150	150	150	825	172
B	Barming Depot, Hermitage Lane	8	40	39	0	0	0	0	0	0	0	0	0	79	0
B	West of Hermitage Lane	13	40	18	0	0	0	0	0	0	0	0	0	58	0
B	Whitepost Field, Aylesford	27	40	80	80	80	80	80	80	80	80	80	80	840	10
B	East Malling Research Station	5	0	0	0	75	150	150	150	150	150	150	150	1,125	175
C	Borough Green Gardens Phase 1A	33	0	0	0	75	150	150	150	150	150	150	25	1,000	0
C	Borough Green Gardens Phase 1B	11	0	0	0	0	75	150	150	150	150	150	150	975	275
D	North of Kings Hill	23	0	0	0	75	150	150	150	150	150	150	150	1,125	398
E	Upper & Lower Haysden, southwest Tonbridge	26	40	80	80	80	80	80	80	80	88	0	0	688	0

Source: TMBC (2017)

B. Traffic data

B.1 Overview

This appendix presents the traffic data used within the assessment, as provided by Mott MacDonald traffic consultants.

B.2 Traffic flows

Table 17 presents the traffic data received by Mott MacDonald traffic consultants for use in the modelling assessment. Roads with potentially significant changes in traffic flows were identified in accordance with the approach outlined in section 2.3. Figure 7 illustrates the geographical extent of these roads relative to the designated sites.

Other roads not directly relevant to the assessment of impacts on ecological sites have been included within the dispersion model to enable model verification against monitored data. This process is described in detail in Appendix C. The full extent of the dispersion model is also shown in Figure 7.

Table 17: Traffic data

ID	Link Description		Speed (kph)	Base (2016)		2031 DM		2031 DS		Potentially significant traffic impacts on eco site? ^(a)
				AADT	HDV (%)	AADT	HDV (%)	AADT	HDV (%)	
1	Pilgrims Way, Eccles (E of Bull Lane junction)	WB	66	3,401	3%	3,573	3%	4,512	3%	No
		EB	66	3,231	3%	3,394	3%	4,365	2%	
2	Bull Lane (S of Rochester Road/Pilgrims Way junction)	NB	49	1,355	5%	1,424	5%	2,347	3%	No
		SB	53	1,411	4%	1,483	4%	2,375	3%	
3	Rochester Road (E of Bull Lane junction)	NB	54	2,814	4%	2,957	4%	3,003	4%	Yes
		SB	53	2,979	4%	3,130	4%	3,178	4%	
4	A229 Bluebell Hill, Maidstone (N of Rochester Road)	NB	106	29,381	7%	30,866	7%	33,805	6%	Yes
		SB	104	28,893	8%	30,354	8%	33,318	7%	
5	A20 Coldharbour Lane, Allington (N of Coldharbour Roundabout)	NB	69	18,714	9%	19,660	9%	28,688	6%	No
		SB	64	17,887	7%	18,791	7%	27,848	5%	
6	A20 London Road, Allington (E of Coldharbour Roundabout)	WB	60	13,588	4%	14,275	4%	14,831	4%	No
		EB	67	13,588	5%	14,275	5%	14,831	5%	
7	A20 London Road, Allington (W of Coldharbour Roundabout)	WB	65	11,875	6%	12,476	6%	22,089	4%	No
		EB	65	11,936	6%	12,539	6%	22,123	4%	
8	Hall Road, Quarry Wood (N of A20 London Rd)	NB	53	4,548	4%	4,778	4%	4,867	4%	No
		SB	49	5,030	3%	5,284	3%	5,374	3%	
9	A20 London Road, Quarry Wood (E of Hall Road)	WB	57	15,041	7%	15,801	7%	17,976	6%	No
		EB	53	15,022	7%	15,781	7%	17,970	6%	
10	Mills Road, Quarry Wood	NB	38	8,387	7%	8,811	7%	8,811	7%	No
		SB	40	9,831	5%	10,328	5%	10,328	5%	
11	A20 London Road, Quarry Wood (W of Hall Road)	WB	56	9,660	4%	10,149	4%	12,234	3%	No
		EB	59	9,522	4%	10,003	4%	12,102	4%	
12	New Hythe Lane, Larkfield (N of A20 London Road)	NB	41	5,448	3%	5,724	3%	5,751	3%	No
		SB	46	5,665	3%	5,952	3%	5,979	3%	
13	A20 London Road, Larkfield (E of New Hythe Lane)	WB	57	12,128	3%	12,741	3%	14,826	2%	No
		EB	58	12,065	4%	12,675	4%	14,774	3%	
14	A20 London Road, Larkfield (W of New Hythe Lane)	WB	49	10,417	2%	10,944	2%	13,029	2%	No
		EB	47	9,320	4%	9,791	4%	11,891	4%	
15		WB	103	15,515	7%	16,300	7%	17,373	6%	No

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ID	Link Description		Speed (kph)	Base (2016)		2031 DM		2031 DS		Potentially significant traffic impacts on eco site? ^(a)
				AADT	HDV (%)	AADT	HDV (%)	AADT	HDV (%)	
	A228 Ashton Way (N of Tower View Roundabout)	EB	103	15,515	7%	16,300	7%	17,408	6%	
16	Red Hill, Waterringbury	NB	63	1,660	5%	1,744	5%	2,242	4%	No
		SB	63	1,803	6%	1,894	6%	2,412	5%	
17	A26 Tonbridge Road, Waterringbury (E of Red Hill)	WB	50	6,898	4%	7,247	4%	7,664	4%	No
		EB	54	7,364	3%	7,737	3%	8,182	3%	
18	B2015 Bow Road, Waterringbury	NB	50	5,526	3%	5,805	3%	6,233	3%	No
		SB	46	5,114	3%	5,372	3%	5,821	3%	
19	A26 Tonbridge Road, Waterringbury (W of Red Hill)	WB	52	4,085	4%	4,291	4%	4,504	4%	No
		EB	51	4,296	4%	4,513	4%	4,755	4%	
20	A227 Wrotham Road, Borough Green (N of Fairfield Road)	WB	47	4,369	2%	4,565	2%	2,692	2%	No
		EB	47	4,865	3%	5,083	3%	2,887	3%	
21	A25 Maidstone Road, Borough Green (W of Crouch Lane)	WB	51	7,329	3%	7,659	3%	3,526	3%	No
		EB	53	5,911	3%	6,177	3%	1,750	3%	
22	A25 Sevenoaks Road, Borough Green (W of A227 Western Road)	WB	50	8,282	3%	8,654	3%	2,825	3%	No
		EB	45	8,307	2%	8,681	2%	1,953	2%	
23	A25 Sevenoaks Road, Borough Green (between Western Road roundabout and A25/High Street junction)	WB	52	5,041	4%	5,268	4%	1,574	4%	No
		EB	52	4,982	5%	5,206	5%	867	5%	
24	A227 Western Road, Borough Green (E of A227/A25 roundabout)	WB	43	3,062	3%	3,199	3%	1,388	3%	No
		EB	45	3,911	2%	4,087	2%	1,660	2%	
25	High Street, Borough Green	NB	39	2,263	2%	2,364	2%	2,204	2%	No
		SB	36	2,237	2%	2,337	2%	2,157	2%	
26	Lower Haysden Lane, Tonbridge (W of Upper Haysden Lane/Brook Street junction)	WB	53	401	1%	424	1%	670	1%	No
		EB	56	396	1%	419	1%	674	1%	
27	Brook Street, Tonbridge (E of Upper Haysden Lane/Brook Street junction)	WB	50	2,764	3%	2,922	3%	4,153	2%	No
		EB	49	2,825	3%	2,987	3%	4,261	2%	
28	Upper Haysden Lane, Tonbridge (W of Lower Haysden Lane/Brook Street junction)	NB	69	2,631	3%	2,781	3%	3,418	3%	No
		SB	71	2,624	4%	2,774	4%	3,389	3%	
29	A289 Pier Road, Gillingham (W of B2004 junction)	WB	66	16,091	6%	16,904	6%	16,947	6%	No
		EB	66	17,288	4%	18,163	4%	18,205	4%	

ID	Link Description		Speed (kph)	Base (2016)		2031 DM		2031 DS		Potentially significant traffic impacts on eco site? ^(a)
				AADT	HDV (%)	AADT	HDV (%)	AADT	HDV (%)	
30	A289 Pier Road, Gillingham (E of B2004 junction)	WB	56	16,034	4%	16,844	4%	16,887	4%	No
		EB	53	13,963	5%	14,669	5%	14,710	5%	
31	A249 Detling Hill, Detling (E of Pilgrims Way junction)	WB	78	17,266	11%	18,139	11%	19,823	10%	Yes
		EB	78	22,457	11%	23,592	11%	25,259	10%	
32	Hermitage Lane (N of Hermitage Court junction) (NB: based on November 2016 ATC)	NB	70	9,520	4%	10,001	4%	12,032	3%	No
		SB	72	9,424	3%	9,901	3%	11,974	3%	
33	M20 (between J4 and J5)	WB	113	60,352	9%	63,404	9%	65,557	8%	No
		EB	113	60,204	7%	63,248	7%	65,702	6%	
34	M26 (between A227 overbridge and J2A)	WB	113	29,045	2%	30,351	2%	31,793	2%	No
		EB	113	22,623	3%	23,640	3%	25,025	3%	
35	High Street, Tonbridge	NB	37	8,688	2%	9,185	2%	11,022	2%	No
		SB	35	9,720	3%	10,275	3%	12,354	3%	
36	A21 Tonbridge Bypass (W of A26 intersection)	NB	113	22,557	3%	23,846	3%	24,485	3%	No
		SB	113	21,933	3%	23,187	3%	23,734	3%	
37	A26 (between junctions with A22 and Sweethaws Lane, Crowborough)	Two way	64	10,820	5%	11,439	5%	11,441	5%	No
38	A22 (between junctions with A26 and A272, W of Maresfield)	Two way	97	19,058	4%	20,148	4%	20,148	4%	No
39	New junction of the new Borough Green & Platt relief road with the A227	NB	64	-	-	-	-	7,572	3%	No
		SB	64	-	-	-	-	8,451	2%	
40	New junction of the new Borough Green & Platt relief road with the A20 at Nepicar	NB	64	-	-	-	-	6,086	3%	No
		SB	64	-	-	-	-	6,034	2%	

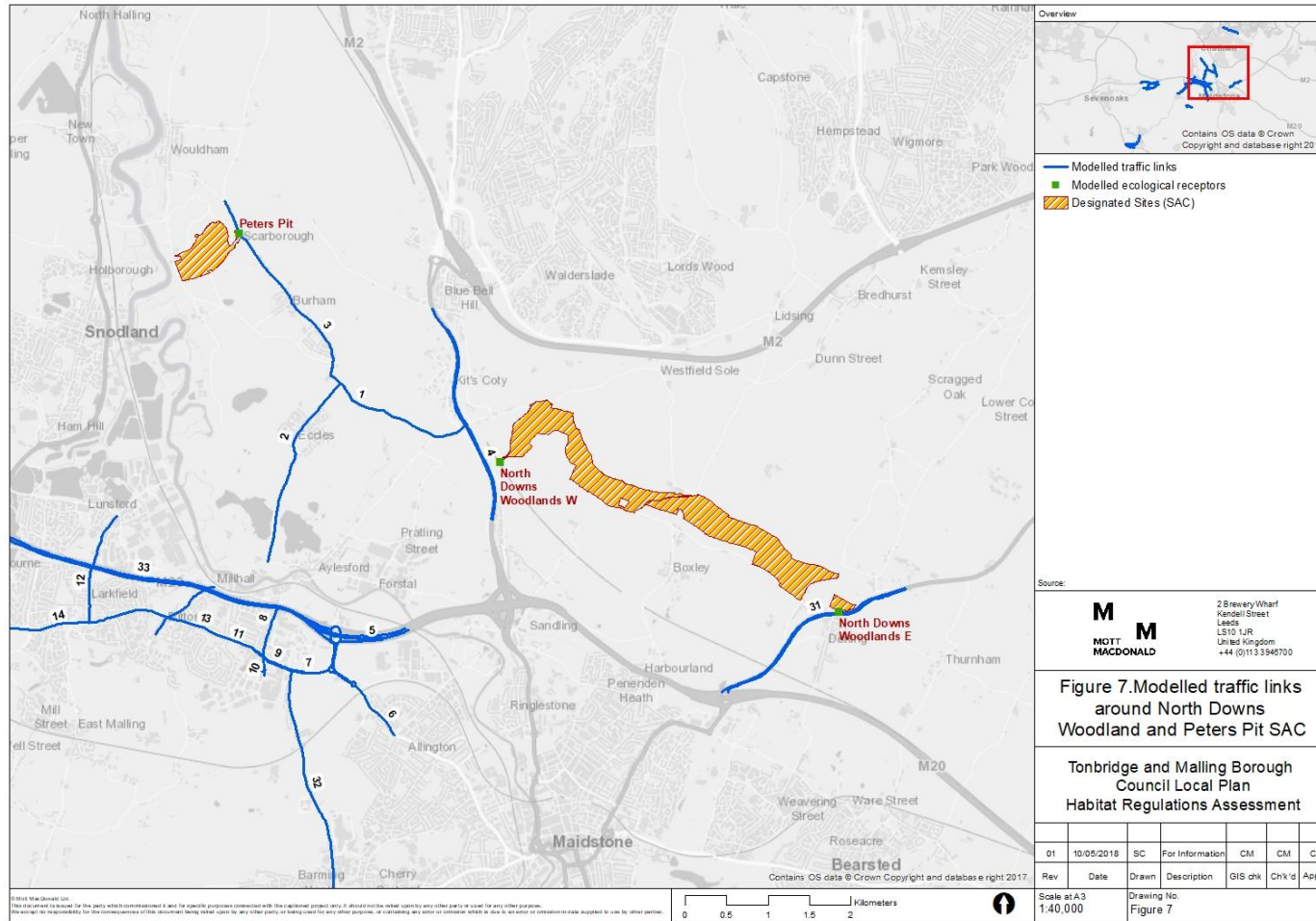
Notes: WB: Westbound; EB: Eastbound; SB: Southbound; NB: Northbound; '-': indicates road does not exist in scenario

(a) As determined using the criteria outlined in section 2.3 ie roads within 200m of designated sites that meet either the Highways England or IAQM criteria for potentially significant increases in traffic flows

Source: Mott MacDonald

Figure 7: Modelled traffic links around North Downs Woodland SAC and Peter's Pit SAC

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C. Model verification

C.1 Overview

Model verification is a process by which checks are carried out to determine the performance of a dispersion model at a local level, primarily by comparison of modelled results with monitoring data. Differences between modelled and monitored data may occur as a result of uncertainties associated with a number of model inputs including:

- Traffic flows, speeds, and vehicle splits
- Emissions estimates
- Background concentrations
- Meteorological data
- Surface roughness length and terrain

The verification process involves investigating uncertainties and minimising them either through informed refinement of model input parameters or adjustment of the model output if it is deemed necessary.

C.2 Methodology

Guidance produced by Defra²⁰ provides a methodology for model verification including calculation methods and directions on the suitability of monitoring data.

A total of 23 roadside sites have been used for verification. Sites were selected based on their proximity to modelled road links, suitability as 'roadside' sites (ie based on the Local Authority classifications and revised according to the distance to nearest roads), availability of 2016 data and absence of any unusual activities nearby (eg construction works) that may have affected monitored concentrations in 2016. Some of the diffusion tubes are triplicate sites, with three tubes deployed at the same location.

Verification of NO₂ concentrations has been carried out using 2016 results from the roadside sites. Background concentrations used in the model verification have been taken from the Defra background maps and are presented in Table 18.

Table 18: Background concentrations used in model verification

Location	Annual mean concentration 2016 (µg/m ³)	
	NO _x	NO ₂
TN78	17.1	12.6
TN79	17.1	12.6
TN93	17.1	12.6
TN94	17.1	12.6
TN87	17.1	12.6
TN71	17.1	12.6
TN86	17.1	12.6
TN88	17.1	12.6
TN89	17.1	12.6

²⁰ Department for Environment, Food and Rural Affairs (2016), Local Air Quality Management – Technical Guidance (16).

Location	Annual mean concentration 2016 ($\mu\text{g}/\text{m}^3$)	
	NO _x	NO ₂
TN90	17.1	12.6
DF1_DF2_DF3	20.1	14.6
TN60_TN62_TN63	20.1	14.6
TN68	20.1	14.6
TN102	20.1	14.6
TN103	20.1	14.6
DF7_DF8_DF9	26.5	18.7
TN57_TN58_TN59	26.5	18.7
TN64	26.5	18.7
DF4_DF5_DF6	33.2	22.7
TN49_TN53_TN54	33.2	22.7
NAS30	25.0	17.5
NAS27	26.4	18.4
NAS31	26.4	18.4

Source: Defra Local Air Quality Management <https://laqm.defra.gov.uk/review-and-assessment/tools/background-maps.html>

Table 19 presents the monitored data used within the verification.

Table 19: Monitored data used in model verification

Location	Monitor type	Annual mean monitored concentration 2016 ($\mu\text{g}/\text{m}^3$)	
		NO _x	NO ₂
TN78	Diffusion tube	60.3	33.7
TN79	Diffusion tube	52.9	30.4
TN93	Diffusion tube	72.4	38.9
TN94	Diffusion tube	48.8	28.5
TN87	Diffusion tube	52.3	30.1
TN71	Diffusion tube	35.9	22.3
TN86	Diffusion tube	41.0	24.8
TN88	Diffusion tube	45.2	26.8
TN89	Diffusion tube	42.9	25.7
TN90	Diffusion tube	42.9	25.7
DF1_DF2_DF3	Diffusion tube	84.4	44.3
TN60_TN62_TN63	Diffusion tube	85.7	44.8
TN68	Diffusion tube	52.8	30.8
TN102	Diffusion tube	30.4	20.0
TN103	Diffusion tube	38.2	23.9
DF7_DF8_DF9	Diffusion tube	75.8	41.8
TN57_TN58_TN59	Diffusion tube	57.2	33.7
TN64	Diffusion tube	51.3	31.0
DF4_DF5_DF6	Diffusion tube	54.4	33.1
TN49_TN53_TN54	Diffusion tube	49.7	30.9
NAS30	Diffusion tube	57.9	33.6
NAS27	Diffusion tube	64.1	36.5
NAS31	Diffusion tube	57.4	33.5

Note: NO_x values for diffusion tubes derived from Defra NO_x to NO₂ calculator

C.3 Verification results

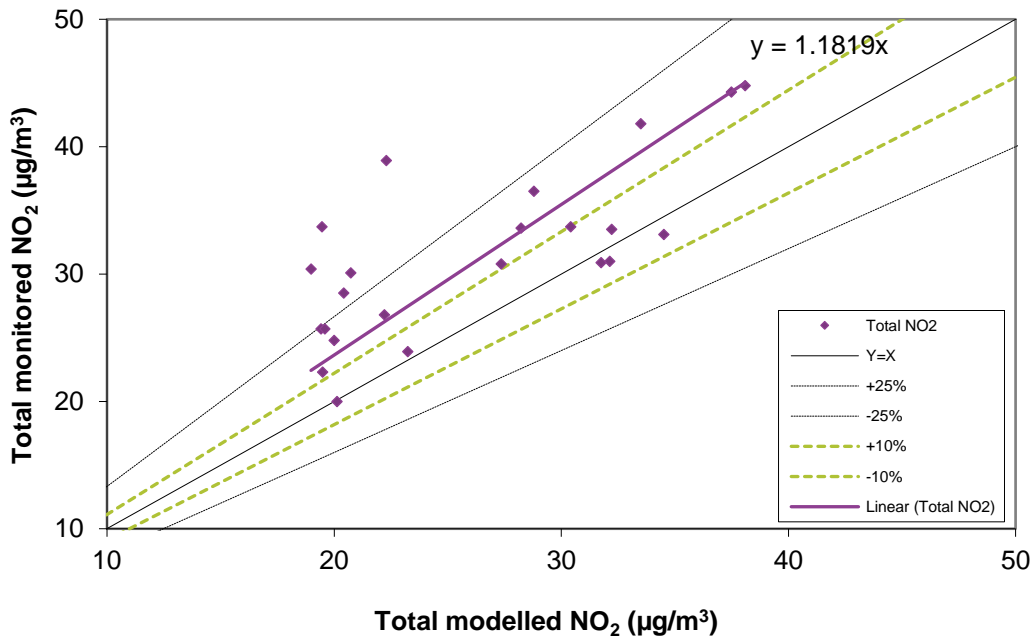
Table 20 presents the model results for NO₂, prior to adjustment. The results are also presented graphically in Figure 8. At the majority of monitoring sites, the modelled NO₂ concentration is below the monitored value, although at some sites the modelled concentrations are greater than the monitored value. On this basis it has been concluded that the model is generally under predicting annual mean NO₂ concentrations within the study area, although some areas have overpredictions. Therefore, it is considered appropriate to calculate different adjustment factors to apply to different areas of the model.

Table 20: Model verification results for NO₂ (unadjusted)

Monitor ID	Monitored total NO ₂ (µg/m ³)	Modelled total NO ₂ (µg/m ³)	% difference
TN78	33.7	19.5	-42.3
TN79	30.4	19.0	-37.6
TN93	38.9	22.3	-42.7
TN94	28.5	20.4	-28.4
TN87	30.1	20.7	-31.2
TN71	22.3	19.5	-12.6
TN86	24.8	20.0	-19.4
TN88	26.8	22.2	-17.1
TN89	25.7	19.4	-24.5
TN90	25.7	19.6	-23.8
DF1_DF2_DF3	44.3	37.5	-15.4
TN60_TN62_TN63	44.8	38.1	-15.0
TN68	30.8	27.4	-11.2
TN102	20.0	20.1	0.6
TN103	23.9	23.2	-2.8
DF7_DF8_DF9	41.8	33.5	-19.9
TN57_TN58_TN59	33.7	30.4	-9.8
TN64	31.0	32.1	3.6
DF4_DF5_DF6	33.1	34.5	4.3
TN49_TN53_TN54	30.9	31.8	2.8
NAS30	33.6	28.2	-16.0
NAS27	36.5	28.8	-21.2
NAS31	33.5	32.2	-3.9

Source: Mott MacDonald

Figure 8: Total NO₂ (before adjustment of road NO_x)



Source: Mott MacDonald

To derive the adjustment factors for this assessment, monitoring sites were first assigned to one of two areas depending on the location and type of adjacent road link:

- Gradient links: Monitoring sites/receptors adjacent to road links considered likely to have elevated emissions due to steep gradients (as described in section 4.3.3)
- All other areas: Applies to all road links that do not fall into the above categories.

Following this assignment, the modelled road NO_x contributions have been compared to monitored road NO_x contributions to derive an adjustment factor for each of the area types:

- Gradient links: 2.81 – applied to North Downs Woodlands East
- All other areas: 1.34 – applied to North Downs Woodlands West and Peter’s Pit SAC

The adjustment factors have been applied to the modelled road NO_x contributions and added to background NO_x concentrations to give total corrected NO_x at the verification sites. The final stage of the verification process involves applying the NO_x to NO₂ relationship presented in Section 4.4. Table 21 presents the total adjusted modelled NO₂ and the monitored NO₂ after the adjustment factor has been applied. Figure 9 illustrates that, following adjustment, the model is generally performing well, with most sites within ±10% and all sites within ±25% agreement.

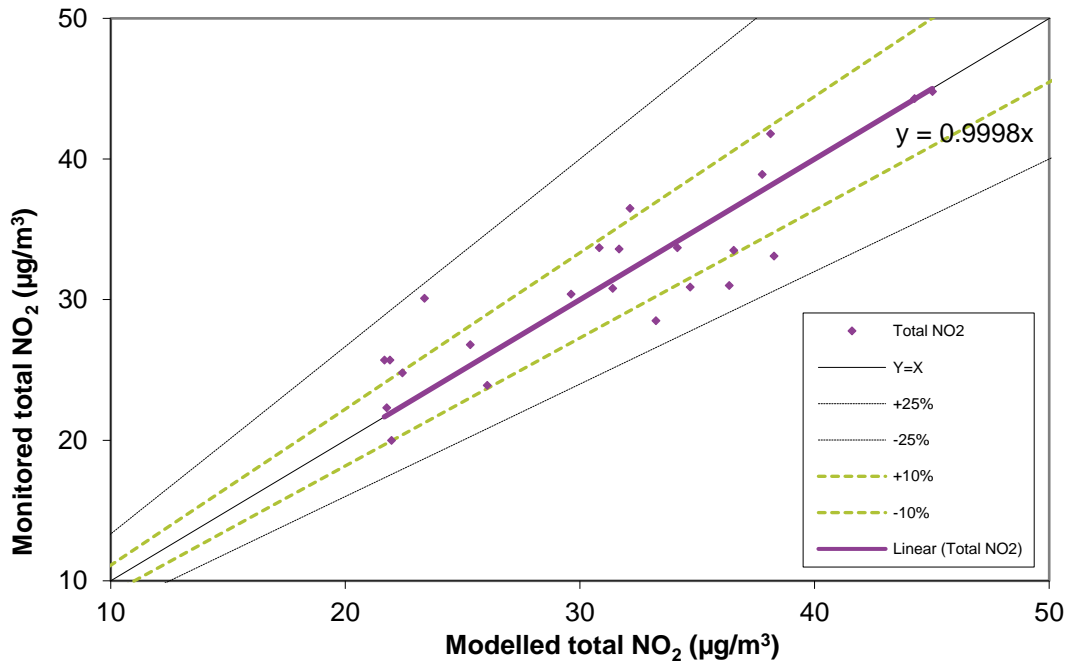
Table 21: Adjusted modelled NO₂ results

Site ID	Adjustment area	Monitored total NO ₂ (µg/m ³)	Modelled corrected total NO ₂ (µg/m ³)	Adjusted % difference
TN78	Gradient	33.7	30.8	-8.6
TN79		30.4	29.6	-2.6
TN93		38.9	37.8	-2.9
TN94		28.5	33.2	16.6

Site ID	Adjustment area	Monitored total NO ₂ (µg/m ³)	Modelled corrected total NO ₂ (µg/m ³)	Adjusted % difference
TN87	All others	30.1	23.4	-22.4
TN71		22.3	21.8	-2.4
TN86		24.8	22.4	-9.6
TN88		26.8	25.3	-5.5
TN89		25.7	21.7	-15.7
TN90		25.7	21.9	-14.8
DF1_DF2_DF3		44.3	44.3	-0.1
TN60_TN62_TN63		44.8	45.0	0.5
TN68		30.8	31.4	1.9
TN102		20.0	22.0	9.8
TN103		23.9	26.0	9.0
DF7_DF8_DF9		41.8	38.1	-8.8
TN57_TN58_TN59		33.7	34.1	1.3
TN64		31.0	36.4	17.3
DF4_DF5_DF6		33.1	38.3	15.6
TN49_TN53_TN54	30.9	34.7	12.3	
NAS30	33.6	31.7	-5.8	
NAS27	36.5	32.1	-12.0	
NAS31	33.5	36.6	9.1	

Source: Mott MacDonald

Figure 9: Total NO₂ (after adjustment of road NO_x)



Source: Mott MacDonald

To further investigate model uncertainty, the root mean squared error (RMSE) and fractional bias (FB) were calculated for each of the adjustment areas in accordance with Defra's TG(16). Table 22 presents the calculated values before and after model adjustment.

Table 22: RMSE and fractional bias

Adjustment area	Before adjustment		After adjustment	
	RMSE ($\mu\text{g}/\text{m}^3$)	Fractional Bias	RMSE	Fractional Bias
Gradient	12.99	0.474	2.86	0.001
All others	5.10	0.133	3.32	0.011

Source: Mott MacDonald

RMSE is used to define the average error or uncertainty of the model; it has an ideal value of zero however Defra TG(16) states that values should be at least within $\pm 25\%$ of the objective (ie for annual mean NO_2 , 25% of $40\mu\text{g}/\text{m}^3 = 10\mu\text{g}/\text{m}^3$) and ideally within 10% (ie for annual mean NO_2 , less than $4\mu\text{g}/\text{m}^3$).

The fractional bias of the model may be used in order to identify if the model shows a systematic tendency to over or under predict. FB values vary between +2 and -2, with an ideal value of zero. Negative values suggest a model over-prediction and positive values suggest a model under-prediction.

Following adjustment, the RMSE values calculated indicate that the model performance is improved and all RMSE values are less than $4\mu\text{g}/\text{m}^3$. The FB values indicate that the model has a tendency to slightly under-predict, however FB values are close to zero and the model is therefore considered to be performing well.

C.4 Summary

Two different adjustment factors have been derived and applied to modelled NO_x concentrations across the study area. Following adjustment, the model is performing well.

Agenda Item 6

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

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Agenda Item 7

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

**ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT
INFORMATION**

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Agenda Item 8

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

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